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December 7, 2010

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

#14 of 12-07-10

Agenda No. 11
11/23/10

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**Re: PROJECT NUMBER R2009-02239-(5)
VESTING TENTATIVE TRACT MAP NUMBER 071035
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a public hearing regarding the Regional Planning Commission's approval of the above-referenced vesting map, which authorizes the reversion to acreage of 147 lots to one lot on 790 acres in the A-2-5 zone, located at 170th Street West, north of State Route 138 (Avenue D), in the Antelope Valley West Zoned District. At the completion of the hearing, your Board indicated an intent to approve the vesting map and instructed us to prepare findings and conditions for approval. Enclosed are findings and conditions for your consideration.

Very truly yours,

ANDREA SHERIDAN ORDIN
County Counsel

By

L L H
LAWRENCE L. HAFETZ
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

John F. Krattli
JOHN F. KRATTLI
Senior Assistant County Counsel

LLH:sh
Enclosure

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. R2009-02239-(5)
VESTING TENTATIVE TRACT MAP NO. 071035**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Vesting Tentative Tract Map No. 071035 ("Vesting Map") on November 23, 2010. The Vesting Map was heard concurrently with Conditional Use Permit No. 2009-00026-(5) ("CUP"). The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the Vesting Map and CUP on June 30, 2010 and September 15, 2010.
2. The Vesting Map proposes a reversion to acreage of 147 lots to one lot on 790 acres in the A-2-5 (Heavy Agricultural - Five Acres Minimum Required Area) zone. The Vesting Map site represents a portion of the overall site used for the proposed project.
3. The CUP is a related request to authorize construction, operation, and maintenance of a 230 megawatt photovoltaic solar electric power generation facility on 2,093 gross acres (including the 790-acre Vesting Map site) and on-site grading in excess of 100,000 cubic yards in the A-2-5 zone. The CUP will also authorize installation of 0.75 miles of on-site and 1.50 miles of off-site high-voltage 230 kilovolt electricity transmission lines in the A-2-5 and A-1-2 (Light Agricultural - Two Acres Minimum Required Area) zones.
4. The overall project site, as depicted on the approved Exhibit "A" for the CUP, is located within the following boundary extremes: north and south of State Route 138 (Avenue D) between 155th Street West to the east and 180th Street West to the west, and between West Avenue B-8 to the north and West Avenue E to the south. Not all property within these boundary extremes is part of the project. The portion of the overall site comprising the Vesting Map site is bordered by Avenue C to the north, 155th Street West to the east, State Route 138 (Avenue D) to the south, and 170th Street West to the west, as depicted on the Vesting Map. The project is located within the Antelope Valley West Zoned District.
5. The property that is subject to the Vesting Map, is 790 acres in size and is currently vacant. It has an "L" shape and consists primarily of flat terrain.
6. Primary access to the site is from 170th Street West, approximately 0.6 miles north of State Route 138 (Avenue D).
7. The Vesting Map, dated March 1, 2010, depicts 147 underlying unimproved lots on 790 acres, each generally having a five-acre lot area and a rectangular or square shape. The subdivided lots were created by Tract No. 34457, and

approved by the Board on November 24, 1987. The subdivider proposes to revert the 147 lots to one lot for the proposed project.

8. The site plan for the project, labeled Exhibit "A" for the CUP, includes the 790-acre Vesting Map site within the entire 2,093-acre project site. Exhibit "A" depicts a 230 megawatt solar photovoltaic electric power generation facility. The solar facility will include and/or entail the optional use of sun-tracking, fixed tilt, or horizontal array units; associated electrical and distribution equipment, including approximately 185 electrical equipment structures, which may be enclosed or unenclosed; an on-site unenclosed electricity substation; an operations and maintenance building; a 230 kilovolt transmission line approximately 4.25 miles in length (approximately 2.25 miles of which are located within the 170th Street West public right-of-way in unincorporated County, and approximately two miles of which are located on private property and/or the 170th Street West public right-of-way in Kern County), connecting to the Southern California Edison proposed Whirlwind substation facilities in Kern County; undergrounding of all high-voltage transmission lines located in the unincorporated County with the exception of two required above-ground crossings of the public right-of-way; an on site 34.5 kilovolt transmission line proposed within the 170th Street West public right-of-way and private property; undergrounding of all low-voltage transmission lines with the exception of one above-ground crossing of the public right-of-way, and approximately four required above-ground crossings over jurisdictional drainages within the project site; a maximum of 180,000 cubic yards of balanced grading for flood control management; an employee parking area; perimeter fencing; associated access roads; native landscaping north and south of State Route 138 (Avenue D); a new potable water well and use of existing wells for non-potable uses; two above-ground water tanks (approximately 10,000 and 100,000 gallons, respectively); the construction of an on-site septic and leach-field system; and the demolition of all on-site existing structures, including two residences, a mobile home, and certain accessory structures. The project will require approximately 150 acre feet of water per year during construction for a period not to exceed 38 months. The ongoing operation of the project will require approximately 12 acre feet per year ("AFY") of water, of which three AFY of water are required to be potable.
9. The Vesting Map is depicted within the N1 (Non-Urban 1) land use category of the Antelope Valley Areawide General Plan ("Area Plan"). The Area Plan is a component of the Los Angeles Countywide General Plan ("General Plan").
10. The property within the Vesting Map is zoned A-2-5. This zoning was created by Ordinance No. 7086 on January 15, 1957, which established the Antelope Valley West Zoned District.
11. Six certificates of compliance have been issued on various lots within the site to certify compliance with the California Subdivision Map Act, section 66478.1 et seq., of the California Government Code ("Subdivision Map Act"). The entire

site currently has 179 lots, but after the reversion to acreage proposed by the Vesting Map, the site will have 33 lots.

12. Surrounding land uses within a 500-foot radius of the Vesting Map include vacant parcels and the Joshua Tree Woodland Habitat Significant Ecological Area No. 60 to the north and east, and vacant parcels to the south and west.
13. The surrounding areas within a 500-foot radius of the Vesting Map are zoned A-1-2 (Light Agricultural - Two Acre Minimum Required Area) to the north, A-2-5 and A-2-2 (Heavy Agricultural - Two Acre Minimum Required Area) to the east, and A-2-5 to the south and west.
14. The project is required to comply with the development standards of the A-2 zone pursuant to section 22.24.170 of the Los Angeles County Code ("County Code"), except as otherwise modified by the associated CUP.
15. Prior to the Commission's public hearing, an Initial Study was prepared for the project in compliance with the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, the County Department of Regional Planning ("Regional Planning") determined that an Environmental Impact Report ("EIR") was the appropriate environmental document for the project.
16. Prior to the Commission's public hearing, the Commission received approximately six items of correspondence in support of the project. The proponents cited, among other benefits, the project's creation of renewable energy generation facilities in the area, and its creation of jobs, including "green" jobs. The proponents included the Governor of California; Steve Knight, the State Assemblyman of the 36th District; the City of Lancaster's City Manager; the Antelope Acres Town Council; the president and CEO of the Lancaster and Rosamond Chambers of Commerce; and the president of the Antelope Valley Board of Trade.
17. Prior to the Commission's public hearing, the Commission received four items of correspondence from private citizens expressing concerns regarding the project. The concerns raised included the resulting loss of agricultural and open space due to the project, the proximity of the project to other existing private properties, the possible negative effect of the project on property values, the project's potential night-lighting spillover, the project's potential impacts to Joshua trees, the amount of earth movement required for the project, the project's fencing type, and the project's potential drainage and stormwater management impacts.
18. The Commission held its initial public hearing session on the matter on June 30, 2010. At the public hearing, the Commission heard a presentation from staff, testimony from the subdivider, and testimony from two persons in favor of and two person with concerns over the project. After hearing all testimony, the

Commission continued the public hearing to September 15, 2010, and directed staff to further address the following:

- a. The potential for the project to capture rainwater and washwater runoff;
 - b. The potential for the subdivider to provide decommissioning financial assurances;
 - c. A cost/benefit comparison of underground versus above-ground transmission line installations;
 - d. An investigation of fencing options so that the project's color could blend with the surrounding terrain;
 - e. The number of tracking solar panels and fixed tilt solar panels proposed;
 - f. The current market rate per kilowatt hour for purchase of electrical power;
 - g. The potential high-value mitigation sites for the required 450 acres of off-site mitigation land;
 - h. The project's night-lighting requirements; and
 - i. The federal funding critical timeline requirements.
19. The Commission held the continued public hearing on the matter on September 15, 2010. At the continued public hearing, the Commission heard a presentation from staff, testimony from the subdivider, and testimony from four members of the public in favor of the project. No persons testified in opposition to the project.
20. During the Commission's continued public hearing on September 15, 2010, the president of the Antelope Acres Town Council testified that the Town Council's unanimous support of the project, as reflected in its March 23, 2009 letter to the Commission, continued to represent the Town Council's position regarding the project. A representative of the Desert and Mountains Conservancy also testified that its governing board had approved an agreement with the subdivider to receive 450 acres of mitigation land as it became available in accordance with the Mitigation Monitoring and Reporting Program ("MMP") associated with the project. Representatives of the Greater Antelope Valley Economic Alliance and the Los Angeles Economic Development Corporation further testified regarding the economic development benefits of the project.
21. On September 15, 2010, after hearing all testimony, the Commission certified the Final EIR ("FEIR"), adopted the associated MMP and CEQA findings of fact, and approved the Vesting Map and associated CUP.

22. On September 24, 2010, pursuant to section 22.60.200(A) of the County Code, Northrop Grumman Systems Corporation ("Northrop") appealed the Commission's decision to the Board. The stated grounds for appeal were that the Commission's certification of the FEIR and approval of the Vesting Map and CUP were unlawful. Although Northrop filed the appeal, it had provided no comments regarding the project throughout the Commission's lengthy public hearing process, including the CEQA public comment period.
23. On November 19, 2010, Northrop submitted a "CEQA Comment Letter" and the "Entitlements Comment Letter" with attachments to the County in support of its appeal. The CEQA Comment Letter alleged that the FEIR did not comply with CEQA mandates, and included an allegation that the FEIR failed to analyze the project's impacts on the operation of Northrop's Tejon Test Facility. In particular, the CEQA Comment Letter alleged that the project would elevate background radar returns, sometimes referred to as "clutter," thereby negatively impacting Northrop's operation of radar testing on Range 1 at the Tejon Test Facility. According to Northrop's letter, such an alleged impact should have been evaluated in the EIR under CEQA. Northrop's Entitlements Comment Letter alleged, among other things, that the approval of the Vesting Map and CUP were not supported by the General Plan and the Area Plan.
24. In response to Northrop's appeal, additional documentation was submitted to the County in support of the project. In this regard, on November 15, 2010, the subdivider submitted a letter discussing the subdivider's broad outreach efforts in pursuing the project through the entitlement process. On November 16, 2010, the subdivider submitted a response to Northrop's appeal addressing the FEIR's full compliance with CEQA and, in the subdivider's view, the lawful approval of the Vesting Map and CUP. The subdivider's November 16, 2010 letter included a technical report asserting that the project would not have a significant effect on Northrop's ability to operate its Tejon Test Facility for the reasons that: (a) the project will not contribute to clutter for numerous values of radar pulse-repetition frequency; and (b) for the Range 1 radar parameters considered, the project will possess a clutter signature below the Tejon Test Facility sensitivity threshold. Accordingly, the technical report found the possible clutter from the project would be indistinguishable from current ambient clutter sources. On November 22, 2010, the subdivider submitted to the Board, among other documents, a response to Northrop's Entitlements Comment Letter. This response letter addressed the consistency of the Vesting Map and CUP with all applicable laws, including the General Plan, Area Plan, County Code, and Subdivision Map Act.
25. The Board conducted its public hearing on the appeal on November 23, 2010. At the public hearing, the Board heard a presentation from Regional Planning staff, testimony from Northrop and its representatives, testimony from the subdivider and its representatives, and testimony from persons in favor of and in opposition to the project. One of the project proponents was the president of the Antelope Acres Town Council.

26. At the November 23, 2010 Board hearing, Northrop presented its appeal and alleged, among other things, that the project was inconsistent with the General Plan and Area Plan, and that the FEIR failed to comply with the requirements of CEQA. In addition, Northrop submitted a technical report to the Board to support its claim that the subdivider's operation will impede its Tejon Test Facility operation.
27. At the conclusion of the Board's public hearing, the Board denied Northrop's appeal, certified the FEIR for the project, including FEIR section 6.0 (Responses to Late Comments), adopted the associated MMP and CEQA Findings of Fact, and indicated its intent to approve the Vesting Map and CUP.
28. The Board finds that the project was unanimously approved by the Commission on September 15, 2010, and that the project conforms to the General Plan and zoning for the subject property.
29. The Board finds the County has prepared a comprehensive FEIR for the project, and that the FEIR adequately addresses and/or mitigates all potential environmental impacts of the project, including the environmental impacts alleged by Northrop.
30. The Board finds that there is broad support for the project, including support from local community representatives, civic associations, and elected officials at the local, state, and federal levels.
31. The Board finds that the reversion to acreage and the provisions for its design and improvement are consistent with the goals and policies of the General Plan, the N-1 (Non - Urban 1) land use designation in the General Plan, and the goals and policies of the Area Plan. The project is a solar electricity generating facility, which meets the definition of a "utility installation" referenced in the Area Plan's list of non-urban, non-residential land uses in remote areas (Area Plan, Pg. VI-5).
32. The Board finds that the subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping, and other accessory structures, as shown on the site plan and the Vesting Map.
33. The Board finds that pursuant to section 22.24.150 of the County Code, "electric distribution substations, electric transmission substations and generating plants, including microwave facilities used in conjunction with any one thereof," and "grading projects, on-site" are permitted in the A-2 zone with a CUP. The Board further finds that the project is consistent with this zone because the Vesting Map will result in the consolidation of smaller lots to develop a large scale solar electricity generating facility.
34. The Board finds that the technical and engineering aspects of the project have been resolved to the satisfaction of the County Departments of Public Works, Fire, Parks and Recreation, Public Health, and Regional Planning.

35. The Board finds that compatibility with the surrounding land uses will be ensured through the MMP and the conditions of the related CUP.
36. The Board finds that there is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.
37. The Board finds that in determining the project will be consistent with the General Plan and Area Plan, the housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources.
38. The Board finds the Vesting Map is physically suitable for the type of development proposed, since it has access to a County-maintained street and will be served by an on-site septic system and water well sufficient to meet domestic and fire protection needs. No residential units are proposed.
39. The Board finds that the design of the Vesting Map will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval for the Vesting Map and CUP, and the associated MMP.
40. The Board finds that no improvements are required for the site since, after the reversion to acreage, the site will be at least five acres in size.
41. The Board finds that the design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.
42. The Board finds that the design of the subdivision provides for future passive and/or natural heating or cooling opportunities where feasible. The majority of the development consists of open air solar panels and associated electrical equipment. Underground transmission lines for the project will be designed to use thermal concrete to provide necessary dispersion of heat.
43. The Board finds that the division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, because the design and development as set forth in the conditions of approval and on the Vesting Map provide adequate protection for any such easements.
44. The Board finds that the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir, consistent with Chapter 4, Article 3.5 of the Subdivision Map Act, section 66478.1 of the California Government Code, et seq.

45. The Board finds that the proposed reversion to acreage is proper since dedications or offers of dedication to be vacated or abandoned by such reversion are unnecessary for present or prospective public purposes, and the subdivider has consented to such reversion. The Board further finds that private and future rights-of-way within the project site are not needed for ingress or egress, or for emergency service access.
46. The Board finds that the site is surrounded and served by a network of multiple north-south and east-west oriented roads, which provide redundancy and multiple means of access to surrounding properties such that vacating several roads within the site will not affect access, circulation, or any future uniform distribution system.
47. This Vesting Map was submitted as a "vesting tentative map." As such, it is subject to the provisions of sections 21.38.010 through 21.38.080 of the County Code.
48. The Board finds that a FEIR for the project was prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County, which FEIR consists of the draft EIR dated June 2010, the Responses to Comments dated August 2010, and the FEIR section 6.0 (Responses to Late Comments) dated November 2010. The Board reviewed and considered the FEIR, along with the associated Findings of Fact, and found that it reflects the independent judgment of the Board. The Findings of Fact are incorporated herein by this reference, as if set forth in full.
49. The Board finds that, after considering the FEIR and the MMP together with any comments during the public review process, on the basis of the whole record before it, and with the mitigation measures set forth and carried out through the MMP, there is no substantial evidence that the project would have a significant effect on the environment.
50. An MMP consistent with the conclusions and recommendations of the FEIR was prepared, and its requirements are incorporated into the conditions of approval for this project.
51. The MMP, prepared in conjunction with the FEIR, ensures the mitigation or avoidance of potential adverse environmental impacts from the project.
52. The Board finds that this project has not been determined to have no impact on fish and wildlife resources and thus is not exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
53. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval, the MMP, and the CUP conditions of approval.

54. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, Hall of Records, 13th Floor, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that the FEIR for the project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the FEIR, and that the FEIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the project; indicates that it certified the FEIR at the conclusion of its hearing on the project and adopted the CEQA Findings of Fact and MMP, finding that pursuant to section 21081.6 of the California Public Resources Code, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation; and further finding that on the basis of the whole record before it, there is no substantial evidence that the project will have a significant effect on the environment; and
2. Approves Vesting Tentative Tract Map No. 071035, subject to the attached conditions.

**CONDITIONS OF APPROVAL
PROJECT NO. R2009-02239-(5)
VESTING TENTATIVE TRACT MAP NO. 071035**

1. This grant authorizes a reversion to acreage of the 790-acre subject property from 147 lots to one lot, as depicted on the approved Vesting Tentative Tract Map No. 071035 ("Vesting Map") dated March 1, 2010.
2. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or entity making use of this grant.
3. Except as modified herein, the subdivider shall conform to the requirements of Title 21 (Subdivision Ordinance) and Title 22 (Planning and Zoning) of the Los Angeles County Code ("County Code"), including the requirements of the A-2-5 (Heavy Agricultural - Five Acres Minimum Required Area) zone. The subdivider shall also conform to the requirements and conditions of Conditional Use Permit Case No. 2009-00026-(5) ("CUP") and the attached Mitigation Monitoring and Reporting Program ("MMP"), approved by the Los Angeles County ("County") Board of Supervisors ("Board") in connection with its approval of this Vesting Map.
4. Prior to use of this grant, the subdivider shall submit evidence to the County Department of Regional Planning ("Regional Planning") that the MMP and the conditions of the associated CUP have been recorded in the office of the County Registrar-Recorder/County Clerk.
5. Within 30 days of the approval date of this grant, the subdivider shall record a covenant and agreement with the County agreeing to comply with the required environmental mitigation measures imposed in the final environmental impact report ("FEIR") for the project and in the MMP, and shall attach the MMP to the document to be recorded. Prior to recordation of the covenant, the subdivider shall submit a copy of the draft covenant to the Director of Regional Planning ("Director") for review and approval.
6. The mitigation measures described in the FEIR as set forth in the MMP are incorporated herein and made conditions of the Vesting Map. The subdivider shall comply with all such mitigation measures in accordance with the attached MMP. To ensure the effectiveness of these mitigation measures, the subdivider shall submit mitigation monitoring reports to Regional Planning for approval as frequently as may be required by the Director. These reports shall describe the status of the subdivider's compliance with the required mitigation measures.
7. The subdivider shall show as dedicated streets on the final map State Route 138 (Avenue D), 170th Street West, Avenue C, Avenue C-8 between 155th Street West and 160th Street West, 155th Street West, and 160th Street West between Avenue C-8 and State Route 138 (Avenue D).

8. The subdivider shall dedicate on the final map vehicular access rights from all lots abutting directly onto State Route 138 (Avenue D) to the satisfaction of Regional Planning.
9. The subdivider shall dedicate on the final map the right to restrict vehicular access from lots abutting to 170th Street West to the satisfaction of Regional Planning.
10. The subdivider shall depict and label on the final map the required slope/drainage easements for future roadway improvements along all future streets.
11. A final parcel map is required for this land division; a parcel map waiver shall not be permitted.
12. The subdivider shall construct or bond with the County Department of Public Works ("Public Works") for "Private Driveway and Fire Lane" paving in widths shown on the approved Exhibit "A," dated May 18, 2010, to the satisfaction of Public Works, Regional Planning, and the County Fire Department.
13. Within three days of the final approval date of this Vesting Map, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public Resources Code for Project No. R2009-02239-(5), which includes this Vesting Map and the CUP. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to section 711.4 of the California Fish and Game Code, the permittee is responsible for the payment of fees established by said department for the project's impacts to fish and wildlife and to defray the cost of wildlife protection and management. The current fee amount is \$2,867.25. No land use project subject to this requirement is final, vested, or operative until the fee is paid.
14. Within 60 days of the final approval of this Vesting Map, the subdivider shall deposit the sum of \$6,000 with Regional Planning in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMP.
15. The regulations in the County's green building, drought-tolerant landscaping, and low-impact development ordinances, set forth in Parts 20, 21, and 22 of section 22.52 of the County Code, respectively, shall apply to this project, and all future development on the site shall comply with these regulations.
16. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this tract map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of section 66499.37 of the California Government Code or any other applicable

limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

17. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the subdivider, the amount of the initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the subdivider according to section 2.170.010 of the County Code.

Except as modified herein, this approval is subject to all of the conditions set forth in the CUP, the MMP, and the attached reports recommended by the Subdivision Committee, which Subdivision Committee consists of members of Regional Planning, Public Works, and the County Departments of Fire, Parks and Recreation, and Public Health.

Attachments:

Subdivision Committee Reports (VTTM No. 071035 - Pages 1-17)

Mitigation Monitoring and Reporting Program (VTTM No. 071035 - Pages 18-62)

Fire Department's letter dated September 2, 2010 (VTTM No. 071035 - Page 63)

Department of Public Works' letter dated June 30, 2010 (VTTM No. 071035 - Pages 64-68)

Department of Public Health's letter dated February 16, 2010 (VTTM No. 071035 - Pages 69-70)

The following reports consisting of 11 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

TRACT NO. 71035 (Rev.)

TENTATIVE MAP DATED 03-01-2010

6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
7. Quitclaim or relocate easements running through proposed structures.
8. The following note shall be placed on all tract and parcel maps with lot sizes of five acres or more: "Further division of this property to lot/parcel sizes below five acres will require standard improvements be completed as a condition of approval. The improvements will include but not limited to providing access, installation of water mains, appurtenances and fire hydrants, and conformance to Los Angeles County development standards."
9. Extend lot lines to the center of private and future streets.
10. Grant ingress/egress and utility easements to the public over the private and future or future streets.
11. The final map shall be recorded as parcel map rather than a tract map.
12. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
13. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
14. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

15. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW
Prepared by *JCC* John Chin
tr71035L-rev1.doc

Phone (626) 458-4918

Date 03-24-2010



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 71035

TENTATIVE MAP DATE: 3/1/10

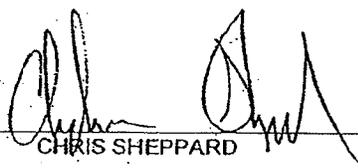
STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Final Map Approval:

1. Provide a note of flood hazard on the final map and delineate the areas subject to flood hazard. Show and label all natural drainage courses. Dedicate to the County the right to restrict erection of buildings in the flood hazard area. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map. NOTE: "Portions of Parcel 1 in and adjacent to the natural drainage courses are subject to flood hazard"
2. Dedicate easements to Los Angeles County for "Flood Control Purposes" per Antelope Valley Master Drainage Plan and as shown on Exhibit A of CUP R2009-02239(5). Easements must be delineated on the Final Map to the satisfaction of the Department of Public Works.

PZ

Name


CHRIS SHEPPARD

Date 3/22/10 Phone (626) 458-4921

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
_ Geologist
_ Soils Engineer
1 GMED File
1 Subdivision

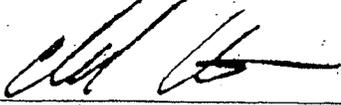
TENTATIVE TRACT / PARCEL MAP 71035
SUBDIVIDER AV Solar Ranch 1, LLC
ENGINEER Westwood Professional Services, Inc.
GEOLOGIST _____
SOILS ENGINEER _____

TENTATIVE MAP DATED 3/1/10 (Rev.)
LOCATION Lancaster
GRADING BY SUBDIVIDER [N] (Y or N)
REPORT DATE _____
REPORT DATE _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 3/23/10 is attached.

Prepared by  Reviewed by _____ Date 3/23/10
Charles Nestle

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>
P:\Gmepubl\Geology Review\Forms\FForm02.doc
8/30/07

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 5.0
Job Number LX001129
Sheet 1 of 1

Tentative Parcel Map 71035
Location Antelope Valley
Developer/Owner AV Solar Ranch 1, LLC
Engineer/Architect Westwood
Soils Engineer _____
Geologist _____

DISTRIBUTION:
____ Drainage
____ Grading
____ Geo/Soils Central File
____ District Engineer
____ Geologist
____ Soils Engineer
____ Engineer/Architect

Review of:

Tentative Parcel Map Dated by the Processing Center 3/1/10

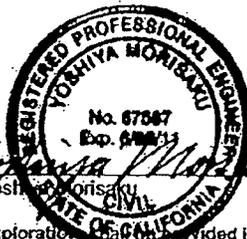
ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. Soils engineering report may be required prior to approval of grading or building plans.
2. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

Reviewed by _____



Date 3/23/10

NOTICE: Public safety, relative to geotechnical subsurface exploration, is provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh\71035_TentPM_A_1

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
TRACT MAP NO. 71035

Page 1/1

TENTATIVE MAP DATED 03-01-2010
EXHIBIT MAP DATED 03-01-2010

1. Approval of this map pertaining to grading is recommended.

COMMENTS/ADDITIONAL REQUIREMENTS:

1. No Grading is proposed

MDE

Name David Esfandi Date 03/22/10 Phone (626) 458-4921

C:\Documents and Settings\MESFANDI\My Documents\Tent TR 71035.doc

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets. Reversing curves of local streets need not exceed a radius of 1,500 feet, and any curve need not exceed a radius of 3,000 feet.
2. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.
3. The centerline of all local streets shall be aligned without creating jogs of less than 150 feet. A one-foot jog may be used where a street changes width from 60 feet to 58 feet of right of way.
4. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
5. Dedicate the right to restrict vehicular access on 170th Street West.
6. Dedicate or offer right of way minimum of 100 feet from centerline and slope/drainage easements on Avenue D (State Route 138) to the satisfaction of Caltrans and Public Works. Additional right of way may be required for future grade separation at the intersection of Avenue D and 170th Street West to the satisfaction of Caltrans and Public Works.
7. Make an offer of private and future right of way 32 feet from centerline on Avenue C, Avenue C-8, 155th Street West, and 160th Street West between Avenue C-8 and Avenue D.
8. Dedicate or offer right of way for a standard knuckle at the intersection of 160th Street West and Avenue C-8 to the satisfaction of Public Works.
9. Dedicate or offer slope/drainage easements along all future or private and future streets to the satisfaction of Public Works.
10. Provide property line return radii of 13 feet at all local street intersections, and 27 feet at the intersection of local streets with planned highways (those on the County Highway Plan) and where all planned highways intersect or where one of

the roads serves a commercial or industrial development plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.

11. Permission is granted to vacate excess right of way providing the adjoining property owners have the underlying ownership of the portion of street to be vacated. Easements shall be provided for all utility companies that have facilities remaining within the vacated area.



Prepared by Sam Richards

Phone (626) 458-4921

Date 03-22-2010

#71035 rev.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 71035 (Rev.)

Page 1/1

TENTATIVE MAP DATED 03-01-2010

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Approved without conditions. There are no existing public sewer facilities within proximity of the project and the applicant proposes to use private sewer systems.
2. The use and installation of a private sewage system must be approved by the Department of Health Services. Please call (626) 430-5380 for additional information and requirements.


Prepared by Julian Garcia
lr71035s-rev1.doc

Phone (626) 458-4921

Date 03-23-2010

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 71035 (Rev.)

Page 1/1

TENTATIVE MAP DATED 03-01-2010

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following item:

Approved without conditions. This is a 20+ acre subdivision.


Prepared by Julian Garcia
b71035w-rev1.doc

Phone (626) 458-4921

Date 03-23-2010



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

RP - Kim Sealey

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Project No: R2009-02239 (TR 71035) Map Date: March 01, 2010

C.U.P. T200900026 Vicinity: 09A5

- FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to the Public Hearing. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: Fire Department access requirements will be determined with the CUP review (Permit Number T200900026).

By Inspector: Juan C. Padilla Date March 23, 2010

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783

County Tentative Map 01/2008



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Project No: R2009-02239 (TR 71035) Map Date: March 01, 2010
C.U.P. T200900026

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is _____ gallons per minute at 20 psi for a duration of ___ hours, over and above maximum daily domestic demand. ___ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
Install _____ public fire hydrant(s). Verify / Upgrade existing _____ public fire hydrant(s).
Install _____ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
 Location: As per map on file with the office.
 Other location: _____
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Fire Department water requirements will be determined with the CUP review (Permit Number T200900026).

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date March 23, 2010

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

Interim Tentative Map 01/2008



COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

KEN HABARADAS, MS, REHS
Acting Environmental Health Staff Specialist
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5280 • FAX (626) 960-7740



BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zey Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

March 18, 2010

Tract Map: 071035

RFS No. 10-0006710

Vicinity: Lancaster

Vesting Tentative Tract Map Date: March 1, 2010 (1st Revision)

- Environmental Health recommends approval of this map.
 Environmental Health does NOT recommend approval of this map.

The project involves the reversion to acreage of Parcel 1, which was previously subdivided as shown on Tract Map 34427. Parcel 1 is a part of a 2,060 acre site proposed for a photovoltaic power project. The Los Angeles County Department of Public Health – Environmental Health Division (Department) has no objection to the reversion to acreage and Vesting Tentative Tract Map 071035 is cleared for public hearing. The following conditions still apply and are in force:

Potable Water Supply

1. The Department has reviewed the Groundwater Characteristic Report (URS 2009) submitted by the applicant. The data contained in the report indicates that there is sufficient groundwater available on the parcel to serve the proposed project. According to the Screencheck Environmental Impact Report prepared for the proposed project, potable water will be supplied by the construction of a new well adjacent to an existing irrigation well or in the vicinity of the proposed Operation & Maintenance (O&M) building. Prior to issuance of any building permits, the applicant shall construct a new well meeting the requirements of the California Safe Drinking Water Act, the California Well Standards and Title 11 of the Los Angeles County Code. A well drilling permit must be obtained from this Department prior to drilling/construction of any water well. The well must also meet the requirements of the Department with respect to quantity.
2. If the applicant proposes to use the existing wells on the parcel for domestic purposes, the wells must be brought into compliance with the California Well Standards and the standards of the Department prior to issuance of any building permits.

3. Any wells to be abandoned shall be decommissioned in accordance with requirements of the Department.
4. The application indicates that operational employee numbers are estimated to be 16 full-time positions, working up to four (4) shifts, with a maximum of eight employees per shift. If 25 or more persons are employed for more than 60 days per year, the California Safe Drinking Water Act requires that a public water system be established meeting all applicable requirements of the California Health and Safety Code and Title 22 of the California Code of Regulations.

For questions regarding the above requirements, please contact Richard Lavin, Chief, Drinking Water Program, at (626) 430-5262.

Wastewater Disposal

1. Prior to construction / installation of any OWTS, a complete feasibility report shall be submitted to the Department for review and approval. The feasibility report shall be prepared in conformance with the requirements outlined in the Department's guidelines, "Onsite Wastewater Treatment System (OWTS) Guideline."
2. If a public sewer connection is available within 200 feet of any part of the proposed O&M building or exterior drainage, all future sewage drainage and piping shall be connected to such public sewer.
3. In the event that the requirements of the Plumbing Code cannot be met on the parcel, due to future grading or for any other reason, the Department will not recommend issuance of any building permits on this site.
4. Prior to construction / installation of any OWTS, the applicant shall obtain any necessary authorization from the Regional Water Quality Control Board for the commercial discharge of wastewater.

For questions regarding the above requirements, please contact Patrick Nejadian, Chief, Land Use Program, at (626) 430-5390.

If you have any other questions or require additional information, please contact me at (626) 430-5262.

Respectfully,



Ken Habaradas, MS, REHS
Bureau of Environmental Protection



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION REPORT

| | | | | |
|----------------------|-------|--------------------------|----------------------|---------------------------|
| Tentative Map # | 71035 | DRP Map Date: 03/01/2010 | SCM Date: 03/25/2010 | Report Date: 03/22/2010 |
| Park Planning Area # | 47B | EDWARDS | | Map Type: REV. (REV RECD) |

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

| | |
|---------------|------|
| ACRES: | 0.00 |
| IN-LIEU FEES: | \$0 |

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$0 in-lieu fees.

This project is exempt from park obligation requirements because:

Non-residential subdivision.

Trails:

No trails.

Comments:

No residential units are proposed. The project is a reversion to acreage for solar development.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: James Barber
James Barber, Land Acquisition & Development Section.

Supv D 5th
March 22, 2010 13:03:10
QMB02F.FRX



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

| | | | | |
|----------------------|-------|--------------------------|----------------------|---------------------------|
| Tentative Map # | 71035 | DRP Map Date: 03/01/2010 | SMC Date: 03/25/2010 | Report Date: 03/22/2010 |
| Park Planning Area # | 47B | EDWARDS | | Map Type: REV. (REV RECD) |

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$(P) \text{ people} \times (0.003) \text{ Ratio} \times (U) \text{ nits} = (X) \text{ acres obligation}$

$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$

- Where:
- P =** Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
 - Ratio =** The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
 - U =** Total approved number of Dwelling Units.
 - X =** Local park space obligation expressed in terms of acres.
 - RLV/Acre =** Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

| | People* | Ratio 3.0 Acres / 1000 People | Number of Units | Acre Obligation |
|--------------------------------|---------|----------------------------------|-----------------|-----------------|
| Detached S.F. Units | 3.00 | 0.0030 | 0 | 0.00 |
| M.F. < 5 Units | 3.17 | 0.0030 | 0 | 0.00 |
| M.F. >= 5 Units | 4.34 | 0.0030 | 0 | 0.00 |
| Mobile Units | 1.79 | 0.0030 | 0 | 0.00 |
| Exempt Units | | | 0 | 0.00 |
| Total Acre Obligation = | | | | 0.00 |

Park Planning Area = 47B EDWARDS

| Ratio | Acre Obligation | RLV / Acre | In-Lieu Base Fee |
|-----------|-----------------|------------|------------------|
| @(0.0030) | 0.00 | \$49,352 | \$0 |

| Lot # | Provided Space | Provided Acres | Credit (%) | Acre Credit | Land |
|------------------------------------|----------------|----------------|------------|-------------|------|
| None | | | | | |
| Total Provided Acre Credit: | | | | 0.00 | |

| Acre Obligation | Public Land Crdt. | Priv. Land Crdt. | Net Obligation | RLV / Acre | In-Lieu Fee Due |
|-----------------|-------------------|------------------|----------------|------------|-----------------|
| 0.00 | 0.00 | 0.00 | 0.00 | \$49,352 | \$0 |

MITIGATION MONITORING AND REPORTING PROGRAM^{1,2}
 PROJECT NO. R2009-02239

| Mitigation Measures | Action Required | Mitigation Timing | Responsible Agency or Party | Monitoring Agency or Party |
|--|---|---|--------------------------------|----------------------------|
| GEOTECHNICAL HAZARDS | | | | |
| MM 5.2-1: Implementation of Geotechnical Engineering Report Recommendations. The design and construction of the Project shall comply with applicable building codes and standards (e.g., CBC) as well as the recommendations in the geotechnical engineering report (Terracon 2009) to the satisfaction of the Los Angeles County Department of Public Works. | Regular plan check and Site inspection | Prior to issuance of grading permit(s) and During construction | Applicant/Construction Manager | LACDPW |
| FLOOD HAZARDS | | | | |
| MM 5.3-1: Erosion Control and Stormwater Management Measures. In order to ensure that Project-related erosion and debris deposition as well as stormwater-related impacts would be minimized, the design measures specified in the Drainage Concept Report (Psomas 2009) and the following measures shall be implemented subject to review and approval by the Los Angeles County Department of Public Works (LACDPW): | Submittal and approval of final drainage plan and File Notice of Intent and | Prior to issuance of grading permit and During construction and operation | Applicant/Construction Manager | LACDPW LRWOCB |

- Avoidance of all drainage areas: Construction and operational phase activities shall avoid all on-site drainages and FEMA Zone A floodplain areas. Solar field development shall be set back from the two major drainages (Drainages A and C) by a minimum of approximately 100 feet from the tops of banks for both Drainages A and C. Additionally, all Project development shall be set back a minimum of 100 feet from the FEMA Zone A floodplain for Drainage C.
- Applicant shall comply with NPDES requirements of the Lahontan Regional Water Quality Control Board (LRWQCB) and the LACDPW.

Site inspection

AV SOLAR RANCH ONE
 FINAL EIR
Mitigation Monitoring and Reporting Program
 MITIGATION MONITORING AND REPORTING PROGRAM
 PROJECT NO. R2009-02239

| Mitigation Measures | Action Required | Mitigation Timing | Responsible Agency or Party | Monitoring Agency or Party |
|---------------------|-----------------|-------------------|-----------------------------|----------------------------|
|---------------------|-----------------|-------------------|-----------------------------|----------------------------|

FIRE HAZARDS

MM-5.4-1: Fire Protection and Prevention Plan. The proposed Project shall develop and submit a Fire Protection and Prevention Plan to the LACFD for review and approval prior to issuance of a Grading Permit. The Plan shall address construction and operation activities for the Project, and establish standards and practices that will minimize the risk of fire danger, and in the case of fire, provide for immediate suppression and notification.

| | | | | |
|---|--|--|--|-----------------------------------|
| <p>The Fire Protection and Prevention Plan shall address spark arresters, smoking and fire rules, storage and parking areas, use of gasoline-powered tools, road closures, use of a fire guard, and fire suppression equipment and training requirements. In addition, all vehicle parking areas, storage areas, stationary engine sites and welding areas shall be cleared of all vegetation, and flammable materials. All areas used for dispensing or storage of gasoline, diesel fuel or other oil products shall be cleared of vegetation and other flammable materials. These areas shall be posted with signs identifying they are "No Smoking" areas. An interim fire protection system shall be in place during construction until the permanent system is completed. The Plan shall also address vegetation clearance and maintenance requirements applicable to the transmission pole structures during operation.</p> <p>Special attention shall be paid to operations involving open flames, such as welding, and use of flammable materials. Personnel involved in such operations shall have appropriate training. A fire watch utilizing appropriately classed extinguishers or other equipment shall be maintained during hot work operations. Site personnel shall not be expected to fight fires past the incident stage. The local responding fire officials shall be given information on the site hazards and the</p> | <p>Submittal and approval of Fire Protection and Prevention Plan</p> <p>and</p> <p>Provide training to personnel dealing in operations involving open flames and flammable materials</p> <p>and</p> <p>Site inspection</p> <p>and</p> <p>Maintain log demonstrating compliance</p> | <p>Prior to issuance of grading permit</p> <p>and</p> <p>During construction and operation</p> | <p>Applicant/Construction Manager</p> <p>LACFD</p> | <p>Monitoring Agency or Party</p> |
|---|--|--|--|-----------------------------------|

MITIGATION MONITORING AND REPORTING PROGRAM
 PROJECT NO. R2009-02239

| Mitigation Measures | Action Required | Mitigation Timing | Responsible Agency or Party | Monitoring Agency or Party |
|--|-----------------|-------------------|-----------------------------|----------------------------|
| <p>location of these hazards, and the information shall be included in the emergency response planning.</p> <p>Materials brought on-site shall conform to contract requirements, insofar as flame resistance or fireproof characteristics are concerned. Specific materials in this category include fuels, paints, solvents, plastic materials, lumber, paper, boxes, and crating materials. Specific attention shall be given to storage of compressed gas, fuels, solvents, and paint. Electrical wiring and equipment located in inside storage rooms used for Class I liquids shall be stored in accordance with applicable regulations. Outside storage areas shall be graded to divert possible spills away from buildings and shall be kept clear of vegetation and other combustible materials.</p> <p>On-site fire prevention during construction shall consist of portable and fixed firefighting equipment. Portable firefighting equipment shall consist of fire extinguishers and small hose lines in conformance with Cal-OSHA and the National Fire Protection Association (NFPA) for the potential types of fire from construction activities. Periodic fire prevention inspections shall be conducted by the Manager's safety representative.</p> <p>Fire extinguishers shall be inspected routinely and replaced immediately if defective or in need of recharge. All firefighting equipment shall be conspicuously located and marked with unobstructed access. A water supply of sufficient volume, duration, or pressure to operate the required firefighting equipment shall be provided on-site. Authorized storage areas and containers for flammable materials shall be used with adequate fire control services. The Operations Fire Protection and Prevention Program shall address the following:</p> | | | | |

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| <ul style="list-style-type: none"> Names and/or job titles responsible for maintaining equipment and accumulation of flammable or combustible material control Procedures in the event of fire Fire alarm and protection equipment System and equipment maintenance Monthly inspections Annual inspections Firefighting demonstrations Housekeeping practices Training | | | | |

WATER QUALITY

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| <p>Mitigation Measure 5.5-1: On-site Wastewater Treatment System Feasibility Report. Prior to construction/installation of the on-site septic/each field system, a complete OWTs feasibility report shall be submitted to the LACDPH for review and approval. The feasibility report shall be prepared in conformance with the requirements outlined in the current version of LACDPH guidelines, "On-site Wastewater Treatment System Guidelines."</p> | <p>Submit and approval of OWTs feasibility report</p> | <p>Prior to construction/installation of on-site septic/each field system</p> | <p>Applicant/Construction Manager</p> | <p>LACDPH</p> |
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AIR QUALITY

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| <p>MM 5.6-1: Ensure AVAQMD Construction Emission Thresholds would be Met. Prior to issuance of the grading permit, the Applicant shall select an engineering, procurement, and construction (EPC) contractor to build the Project. The Applicant/EPC contractor shall be required to demonstrate that the final construction plans will not result in exceedances of applicable AVAQMD air emission significance</p> | <p>Submit and approval of Construction Emissions Report</p> | <p>Prior to issuance of grading permit</p> | <p>Applicant/Construction Manager</p> | <p>AVAQMD LACDRP</p> |
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Prior to issuance of a grading permit, the Applicant shall prepare a report describing the Applicant's final engineering design-based plan for constructing the Project, including: 1) scheduling of construction activities; 2) equipment usage and details; 3) construction workforce loading; 4) truck deliveries schedule; and 5) ground disturbing/dust-generating activities, etc. The report shall include emission calculations to demonstrate that the final construction plan will not result in exceedances of all applicable AVAQM criteria pollutant emissions thresholds to the satisfaction of AVAQM. The emission calculations shall include consideration of the emission reductions provided by implementation of Mitigation Measures 5-6-2 through 5-6-10, below.

| MM 5-6-2: Develop and Implement Fugitive Dust Emission Control Plan. The Applicant shall develop a Fugitive Dust Emission Control Plan (FDECP) for construction work. The FDECP shall be submitted to AVAQM for review and approval prior to issuance of a grading permit. | Submittal and approval of Fugitive Dust Emission Control Plan | Prior to issuance of grading permit and | Applicant/Construction Manager | LACDRP AVAQM |
|---|---|---|--------------------------------|--------------|
| Measures to be incorporated into the FDECP shall include, but are not limited to the following: | and | During construction | | |
| <ul style="list-style-type: none"> The proposed PM measures (#24 to #44) in AVAQM's List and Implementation Schedule for District Measures to Reduce PM Pursuant to Health & Safety Code §39614(d) shall be incorporated into the fugitive dust control plan, as applicable. Non-toxic soil binders shall be applied per manufacturer recommendations to active unpaved roadways, unpaved staging | Maintain log demonstrating compliance and | | Site inspection | |

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| <ul style="list-style-type: none"> Travel on unpaved roads shall be reduced to the extent possible, by limiting the travel of heavy equipment in and out of the unpaved areas. Water the disturbed areas of the active construction sites at least three times per day, (when soil moisture conditions result in dust generation) and more often if visible fugitive dust leaving the site is noted. Enclose, cover, water twice daily, and/or apply non-toxic soil binders according to manufacturer's specifications to exposed piles of soils with a five percent or greater silt content. Maintain unpaved road vehicle travel to the lowest practical speeds, and no greater than 15 miles per hour (mph), to reduce fugitive dust emissions. All vehicle tires shall be inspected, be free of dirt, and washed as necessary prior to entering paved roadways from the Project site. Install wheel washers or wash the wheels of trucks and other heavy equipment where vehicles exit the site. Cover all trucks hauling soil and other loose material, or require at least 2 feet of freeboard. Establish a vegetative ground cover (in compliance with biological resources impact mitigation measures) or otherwise create stabilized surfaces on all unpaved areas through application of dust palliatives at each of the construction sites within 21 days after active construction operations have ceased. Prepare contingency for high wind periods (greater than 25 mph) | | | | |

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to shutdown or mitigate activity as necessary to control fugitive dust.

- Travel routes to each construction site area shall be developed to minimize unpaved road travel. Travel management shall include staging of deliveries to minimize idling or congestion, use of dust palliatives or soil tackifiers on road surfaces, and minimizing travel distance.

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MM 5.6-3: Dust Plume Response Requirement. An air quality construction mitigation manager (AQCM) or delegate shall monitor all construction activities for visible dust plumes. Observations of visible dust plumes that have the potential to be transported: 1) off the Project site; 2) 200 feet beyond the centerline of the construction of linear facilities; or 3) within 100 feet upwind of any regularly occupied structures not owned by the Project owner indicate that existing mitigation measures are not resulting in effective mitigation. The AQCM or Delegate shall promptly implement additional dust plume reduction measures in the event that such visible dust plumes are observed. Additional measures to be implemented, as necessary, shall include increased watering, application of dust palliatives, and/or scaled back construction activities up to and including temporary work cessation.

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| Dust plume monitoring and | During construction | Applicant/Construction Manager | LACDRP, AVAQMD |
| Maintain log demonstrating compliance | | | |

MM 5.6-4: Off-road Diesel-fueled Equipment Standards. All portable construction diesel engines not registered under CARB's Statewide Portable Equipment Registration Program, which have a rating of 50 hp or more, and all off-road construction diesel engines not registered under CARB's In-use Off-road Diesel Vehicle Regulation, which have a rating of 25 hp or more, shall meet, the

| Conduct fleet average calculation annually and | Prior to issuance of grading permit and | Applicant/Construction Manager | LACDRP, AVAQMD |
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| Submit and approval of | During construction | | |

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| <p>projected 2011 fleet average of NOx and PM emissions as that predicted by the OFFROAD2007 model in Appendix D. The EPC shall use the CARB Portable Diesel Engine Airborne Toxic Control Measure (ATCM) Fleet Calculators and the Off-road Diesel Fleet Average Calculators (for large/medium fleets) in accordance with the respective regulation under Title 13 of the California Code of Regulations (CCR) to conduct this comparison. No Tier 0 diesel equipment shall be used at the site after the initial calculation/registration without recalculation using the CARB fleet calculators. The fleet average calculation of the on site equipment shall be conducted annually to ensure compliance. The EPC Manager shall ensure labeling of all portable and off road diesel equipment in accordance with Title 13 of the CCR.</p> | Construction Emissions Report and | | | |
| | Maintain log demonstrating compliance | | | |
| <p>MM 5.6-5: Limit Vehicle Traffic and Equipment Use. Vehicle trips and equipment use shall be limited by efficiently scheduling staff and daily construction activities to minimize the use of unnecessary/duplicate equipment.</p> | Submit and approval of Construction Emissions Report and | Prior to issuance of grading permit and | Applicant/Construction Manager | LAQDRP AVAQMD |
| | Maintain log demonstrating compliance | During construction | | |
| <p>MM 5.6-6: Heavy Duty Diesel Water Haul Vehicle Equipment Standards. For the pile foundation case (which results in higher air emissions) than the ballast foundation case and requires additional mitigation), the EPC shall use 2006 model or newer engines in order to meet the EMFAC predicted emissions levels in grams of pollutant per mile travelled (g/mile) of on-road heavy duty diesel trucks used for water hauling at the site. The EPC contractor shall ensure labeling of</p> | Submit and approval of Construction Emissions Report and | Prior to issuance of grading permit and | Applicant/Construction Manager | LAQDRP AVAQMD |
| | Maintain log | During construction | | |

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| MM 5.6-7: On-road Vehicles Standards. All on-road construction vehicles shall meet all applicable California on-road emission standards and shall be licensed in the State of California. This does not apply to construction worker personal vehicles. | Maintain log demonstrating compliance | During construction | Applicant/Construction Manager | LACDRP AVAQMD |
| MM 5.6-8: Properly Maintain Mechanical Equipment. The construction contractor shall ensure that all mechanical equipment associated with Project construction is properly tuned and maintained in accordance with the manufacturer's specifications. | Maintain log demonstrating compliance | During construction | Applicant/Construction Manager | LACDRP AVAQMD |
| MM 5.6-9: Restrict Engine Idling to 5 Minutes. Diesel engine idle time shall be restricted to no more than 5 minutes as required by the CARB engine idling regulation. Exceptions in the regulation include vehicles that need to idle as part of their operation, such as concrete mixer trucks. | Maintain log demonstrating compliance | During construction | Applicant/Construction Manager | LACDRP AVAQMD |
| MM 5.6-10: Off-road Gasoline-fueled Equipment Standards. Any off-road stationary and portable gasoline powered equipment brought on site for construction activities shall have USEPA Phase 1/Phase 2 compliant engines, where the specific engine requirement shall be based on the new engine standard in effect two years prior to the commencement of Project construction. In the event that USEPA Phase 1/Phase 2 compliant engines are determined not to be available, the Applicant shall provide documentation to the AVAQMD with an explanation. | Submit and approval of Construction Emissions Report and Maintain log demonstrating compliance | Prior to issuance of grading permit and During construction | Applicant/Construction Manager | LACDRP AVAQMD |
| MM 5.6-11: Off-road Equipment Operator Worker Protection. Appropriate training for respiratory protection shall be provided to construction workers. Dust masks (NIOSH approved) shall be | Administer training to construction workers and provide NIOSH | Prior to and during construction | Applicant/Construction Manager | LACDRP AVAQMD |

| Mitigation Measures | Action Required | Mitigation Timing | Responsible Agency or Party | Monitoring Agency or Party |
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| provided with proper training to construction workers to mitigate the protection against dust exposure and possibly Valley Fever during high wind events and/or dust-generating activities. | approved dust masks and | | | |
| | Maintain log demonstrating compliance | | | |

BIOLOGICAL RESOURCES

MM 5.7-1: Habitat Enhancement and Vegetation Management Plan. Prior to issuance of a grading permit, the Project Applicant shall develop a Habitat Enhancement and Vegetation Management Plan (HEVMP) to compensate for impacts to existing vegetation communities by preserving and enhancing the remaining vegetation within the Project site. The HEVMP shall also provide measures to ensure minimal impacts to habitat along the off-site transmission line. In areas suitable for on-site mitigation, the HEVMP shall identify appropriate mitigation objectives, standards, and monitoring/reporting requirements to enhance habitat such that the resulting habitat values would be greater than those lost as a result of project implementation. These habitat values would include nesting and foraging habitat for songbirds, foraging habitat for raptors and owls, and high diversity and abundance of native forbs/wildflowers. In areas rendered unsuitable for mitigation due to proposed development, the HEVMP shall identify appropriate restrictions, such as limiting noxious weeds, but shall not impose mitigation standards. The HEVMP shall be prepared by a qualified restoration biologist experienced with desert habitat restoration, and shall specify appropriate revegetation and management practices for the following portions of the Project site to the satisfaction of LACDRP:

| Submittal and approval of Habitat Enhancement and Vegetation Management Plan and | Prior to issuance of grading permit and | Applicant/Qualified Biologists/Construction Manager | LACDRP |
|--|---|---|--------|
| Maintain log demonstrating compliance and | During construction and operation | | |
| Site inspection | | | |

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| Mitigation and Avoidance Areas (refer to Figure 5.7-11 of this DEIR): | Action Required | Mitigation Timing | Responsible Agency or Party | Monitoring Agency or Party |
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- 1. Drainage A, a 100-foot setback, and the associated wildlife travel route (47.1 acres)
- 2. Drainage B and a 20-foot buffer (approximately 6 acres)
- 3. The southernmost portion of the Project site along Drainage C, where no development is proposed (45 acres)
- 4. The Joshua tree recruitment area (8.6 acres, including buffer)
- Areas of Modified/Impacted Habitat (Unsuitable for Mitigation):
 1. All portions of the site within the fire breaks (217 acres)
 2. All interior portions of the site within the proposed solar arrays, excluding locations of proposed infiltration basins and fire breaks (1,336 acres)
 3. All portions of the site to be occupied by proposed infiltration basins (263 acres)

In general, for each of the locations enumerated above, the HEVMP shall specify, at a minimum, the following (specific details vary depending on location, and are described in the paragraphs that follow):

- The location and extent of any on-site enhancement/revegetation areas, to be depicted graphically on an aerial photograph or schematic of appropriate scale
- The quantity and species of plants to be seeded (if necessary), including the locations where each type of vegetation would be created

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| Mitigation Measures | Action Required | Mitigation Timing | Responsible Agency or Party | Monitoring Agency or Party |
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| <ul style="list-style-type: none">A schedule and action plan to maintain and monitor the enhancement/revegetation areasA list of success criteria (e.g., growth, plant cover, plant/wildlife diversity) by which to measure success of the enhancement/revegetation effortContingency and/or adaptive management measures in the event that enhancement/revegetation efforts are not successful In addition, the standards and practices set forth in the HEVMP for each area shall conform to the requirements stated below: <ul style="list-style-type: none">Within the setback zones surrounding Drainage A, Drainage B, and Drainage C the HEVMP shall provide for 10+ acres of on-site mitigation, as well as 8 acres of additional avoidance area (due to its small and isolated nature, the 8-acre area surrounding Drainage B is not included as suitable mitigation land, but would nonetheless be avoided), and shall ensure the following:<ol style="list-style-type: none">Drainages A, B, and C, including adjacent buffer areas shown on Figures 5.7-7 and 5.7-11, as well as the local wildlife travel route associated with Drainage A, shall be set aside, preserved, and enhanced, and no Project-related disturbance shall be permitted in these areas.Any anthropogenic discontinuities in the existing vegetation (unofficial roads, dump sites, etc.) within the ephemeral drainage setbacks shall be remedied, and such areas shall be seeded with native plant species characteristic of the surrounding vegetation.Vegetative cover in herbaceous communities (grasslands, wildflower fields) shall exceed 95 percent; of this, invasive | | | | |

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| <p>4. Vegetative cover in shrub-dominated communities (desert saltbush scrub, rabbitbrush scrub) shall exceed 90 percent, and shrub cover shall exceed 30 percent. Invasive forbs and shrubs combined shall not exceed five percent cover, and bare ground shall not exceed five percent excluding bare ground located within the channel bottom of an ephemeral drainage or bare ground where there is clear evidence that the bare ground was caused by mammal activity (burrows, wildlife trails, etc.).</p> | | | | |
| <p>5. In Drainages A and C and the adjacent setback/buffer areas as shown on Figures 5-7-7, vegetation in the area shall remain suitable for foraging by burrowing owls and other grassland bird species. Habitat enhancement/vegetation shall be implemented if necessary to ensure continued suitability.</p> | | | | |
| <p>6. Joshua trees and Junipers shall be planted, to improve habitat suitability for sensitive bird species and increase the likelihood that these areas will be occupied by such special-status species as loggerhead shrikes and long-eared owls.</p> <p>• Within the Joshua tree recruitment area, the HEVMP shall provide 8.6 acres of mitigation land, and shall ensure the following:</p> | | | | |

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| <ol style="list-style-type: none"> 1. The Joshua tree recruitment area and a 50-foot buffer from the Joshua tree seedlings shall be set aside and preserved, and no Project-related disturbance shall be permitted in this area. 2. Any anthropogenic discontinuities in the existing vegetation (other than the County roadbed of West Avenue C, which passes through this area) shall be remedied, and such areas shall be seeded with native plant species characteristic of the surrounding vegetation. 3. Measures shall be implemented to encourage the continued recruitment of Joshua trees into this area. Such measures may include standards for herbaceous and shrub cover, removal of non-native plants and wildlife, and others. 4. To provide nesting and perching habitat and increase structural diversity within restoration areas, native shrub species associated with Joshua tree woodland (including Mojave yucca, sage, box-thorn, and buckwheat, as noted in the County General Plan) shall be included in the planting palette. <p>• Within the proposed fire breaks, no suitable on-site mitigation opportunities exist. However, the HEVMP shall ensure the following:</p> <ol style="list-style-type: none"> 1. To prevent the potential spread of fire onto the Project site, the proposed fire breaks shall be maintained clear of vegetative cover through mechanical clearing and selective herbicide use. 2. If herbicides are used as approved by LACDRP to control | | | | |

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| <p>vegetation, they shall be applied by a qualified individual and in a manner consistent with the product labeling. Under no circumstances shall herbicides be allowed to pass into any ephemeral drainage.</p> <p>3. Under no circumstances shall forb species identified by the California Invasive Plant Council (Cal-IPC) as invasive weeds be allowed to thrive in the fire breaks, or as required by LACFD. Cover of these species, collectively, shall be maintained at or below five percent.</p> <ul style="list-style-type: none"> • Within all interior portions of the site within and adjacent to the proposed solar arrays, excluding locations of proposed infiltration basins, no suitable on-site mitigation opportunities would exist. However, the HEVMP shall ensure the following: <ol style="list-style-type: none"> 1. To control fugitive dust, vegetative cover of grasses and forbs within the proposed solar arrays shall be maximized. 2. Vegetation seeded in these areas shall be comprised of low-growing communities such as native grasslands and wildflower fields, to minimize the effects of vegetation management practices on the revegetated areas. Shrub species shall not be used, as these species would be unable to survive continued vegetation trimming. 3. Under no circumstances shall species identified by the Cal-IPC as invasive weeds be used in the revegetation efforts. 4. To promote the growth of local, native plant species, the top 2-6 inches of topsoil removed during Project-related grading and/or excavation shall be stockpiled and spread across disturbance zones after completion of construction in the | | | | |

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| <p>5. To ensure that a seed supply is maintained to perpetuate on-site vegetation (e.g., annual grasses and wildflowers), vegetation shall be allowed to grow to a maximum height of 18 inches between February 1 and approximately mid-April prior to mowing to a height of 6 inches (or less) by May 1 (through the following January) as required by the LACFD.</p> <p>6. Herbicides shall be approved for use by the County, and herbicide application shall be performed by trained personnel who can identify the species to be treated. If herbicide is applied, it shall be applied during dry and low wind conditions in order to prevent herbicide drift into non-target areas.</p> <p>• Within the proposed infiltration basins, no suitable on-site mitigation opportunities exist. However, the HEVMP shall ensure the following:</p> <p>1. If herbicides are used as approved by LACDRP to control vegetation (i.e., non-native vegetation), they shall be applied by a qualified individual and in a manner consistent with the product labeling. Under no circumstances shall herbicides be allowed to pass into any ephemeral drainage.</p> <p>2. Under no circumstances shall forb species identified by Cal-IPC as invasive weeds be allowed to thrive in the infiltration basins, or as required by LACFD. Cover of these species, collectively, shall be maintained at or below five percent.</p> <p>• Within all portions of the transmission line route to be impacted during installation of transmission line poles and temporary</p> | | | | |

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stringing sites, the HEVMP shall ensure the following:

1. Under no circumstances shall ground disturbance occur within 25 feet of an existing Joshua tree. In applicable areas, Joshua tree avoidance zones shall be delineated with high-visibility construction fencing.
2. All areas of temporary ground disturbance shall be revegetated with appropriate plant communities native to the Project region, such as native grasslands, wildflower fields, desert scrub, rabbitbrush scrub, desert saltbush scrub, and Joshua tree woodland.
3. Where impacts would occur in existing agricultural lands outside the Applicant's ownership, it is presumed that agricultural practices would resume after completion of construction. Therefore, revegetation shall not be required in these areas.
4. If earthwork is proposed in areas where native vegetation exists, the top 2-6 inches of topsoil removed during Project-related ground clearing shall be stockpiled and spread across disturbance zones after completion of construction in the area.
5. Under no circumstances shall species identified by the Cal-IPC as Invasive weeds be used in the revegetation efforts.
6. The HEVMP shall include provisions to minimize the effects of transmission line maintenance on biological resources, including a requirement that no Joshua trees shall be removed during such maintenance.

In addition to the location-specific requirements set forth above, the

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| HEVMP shall also ensure that the following standards are met or exceeded within the Project site as a whole: | | | | |

1. The HEVMP shall identify appropriate locations for creation of rabbitbrush scrub, California annual grassland, and wildflower fields, the three most abundant existing natural communities on-site, within avoided portions of the Project site. In total, 101 acres of on-site mitigation shall be provided.
2. Performance monitoring of the on-site enhancement and revegetation areas shall be monitored approximately quarterly, in January, April, June, and November, and a report detailing the monitoring results shall be submitted to the LACDRP annually. Monitoring and reporting shall be required for a period of five years and until such time as performance standards are achieved. The HEVMP shall contain contingency measures identifying corrective actions required in the event that the performance standards are not met.
3. All percent cover standards shall be evaluated during the spring biomass peak.
4. Anti-coagulant rodenticides shall not be used within the Project site or along the proposed transmission line route. The HEVMP shall be submitted to the LACDRP for review and approval prior to issuance of a grading permit.

| Mitigation Measure | Action Required | Mitigation Timing | Responsible Agency or Party | Monitoring Agency or Party |
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| MM 5.7.2: Off-site Mitigation for Loss of Habitat. Within one year of Project approval or prior to the installation of 50 MW of photovoltaic solar panels, the Applicant shall provide a minimum of 450 acres of off-site mitigation land to be restored, enhanced, and maintained according to the requirements of this mitigation measure, and shall be | Acquisition of a minimum of 450 acres of off-site mitigation land | Mitigation lands to be acquired within one year of Project approval or prior to the installation of 50 MW of | Applicant/Qualified Biologist | LACDRP |

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| <p>preserved as open space in perpetuity. Within 45 days of acquiring the mitigation land(s), the Applicant shall record a permanent deed restriction on the mitigation land(s) to be preserved as open space. The deed restriction language shall be submitted to LACDRP for review and approval prior to recordation. Alternatively, should a conservation easement on the mitigation land(s) be offered, the permanent conservation easement(s) shall be recorded to the satisfaction of LACDRP.</p> <p>The off-site mitigation land shall not exceed 10 separate fragments and shall be acquired adjacent to existing public lands, or within or adjacent to SEAs within the Antelope Valley or surrounding foothills. At least 225 acres of the mitigation land shall be acquired in the vicinity of the Antelope Valley California Poppy Reserve, including lands in or adjacent to SEA #57, or lands connecting the Poppy Reserve to the Angeles National Forest. An additional 75 acres shall be acquired within this same area, or in or adjacent to SEA #60, or adjacent to the Arthur B. Ripley Woodland State Park.</p> <p>The Applicant shall establish a fund sufficient for the restoration, enhancement, and maintenance of the mitigation land(s) until such time when the mitigation land(s) become self-sustained and meet the requirements of this mitigation measure. The fund shall be established within 90 days of mitigation land(s) acquisition in an amount acceptable to the LACDRP.</p> <p>The selected off-site mitigation lands shall contain vegetation communities similar to those found within the Project site, including rabbitbrush scrub, annual grassland, and wildflower fields. Although the proposed Project would not significantly impact Joshua tree woodland habitat, lands containing this vegetation community shall</p> | <p>Record permanent deed restriction(s), or conservation easement(s) on the mitigation land(s) to the satisfaction of LACDRP and</p> <p>Submittal and approval of Restoration, Enhancement, and Maintenance Plan and</p> <p>Establish sufficient fund for the restoration, enhancement, and maintenance of the mitigation land(s)</p> | <p>photovoltaic solar panels and</p> <p>Deed restriction(s) or conservation easement(s) to be recorded within 45 days of acquiring mitigation lands and</p> <p>Restoration, Enhancement, and Maintenance Plan shall be submitted within 60 days of recordation of permanent deed restriction(s) or conservation easement(s) and</p> | <p>or Party</p> | <p>Monitoring Agency or Party</p> <p>Establish fund within 90 days of mitigation land(s) acquisition</p> |

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| <p>also be considered desirable due to the County's concern over the continuing loss and degradation of Joshua tree woodlands. The selected lands shall comply with the following mitigation requirements:</p> | | | | |
| <p>1. The subject property shall be located within the greater Project vicinity, generally defined to include the Antelope Valley and surrounding foothills.</p> | | | | |
| <p>2. The subject property(s) shall contain a minimum of 450 acres of land, which shall be either comprised of vegetation communities characteristic of the Antelope Valley (rabbitbrush scrub, annual grassland, wildflower fields, and/or Joshua tree woodlands) or be reasonably capable of being enhanced and converted to such habitat through the use of maintenance and management practices such that the resulting habitat values would be greater than those lost as a result of Project implementation.</p> | | | | |
| <p>3. The subject property(s) shall either contain a minimum of 224.5 acres of wildflower field, or shall be reasonably capable of being enhanced and converted to this vegetation through maintenance and management practices.</p> | | | | |
| <p>4. The subject property(s) shall provide at least 39 acres of contiguous suitable foraging habitat for the burrowing owl, including presence of suitable burrows. If suitable natural burrows are not present within the subject property, artificial burrows shall be constructed in accordance with California Burrowing Owl Consortium (1993) guidelines.</p> | | | | |
| <p>5. The subject property(s) shall contain a minimum of 450 acres of suitable foraging habitat for grassland/scrubland bird species occurring in the Antelope Valley.</p> | | | | |

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| <p>6. The subject property(s) shall contain habitat suitable for the Blainville's horned lizard. Within the mitigation site, suitable locations shall be identified for relocation of horned lizards captured and removed from the Project site pursuant to Mitigation Measure 5.7.7. Generally, it is presumed that the wildflower field areas required by Item (3) above will be suitable for this species.</p> <p>7. Under no circumstances shall species identified by the CalIPC as Invasive weeds be used in revegetation efforts.</p> <p>8. The subject property(s) shall be maintained such that invasive forbs (as identified by the CalIPC) shall not exceed 5 percent of the vegetative cover.</p> <p>Within 60 days of recordation of the permanent deed restriction(s) or conservation easement(s), a Restoration, Enhancement, and Maintenance Plan for the off-site mitigation land(s) shall be submitted to LACDRP for review and approval. The plan shall include the restoration, enhancement, and maintenance requirements for each mitigation area, based on the characteristics of the mitigation land and the mitigation requirements described above, and shall also include contingency measures in the event that habitat creation/restoration/enhancement efforts are not successful. The Restoration, Enhancement, and Maintenance Plan shall also describe the performance standards for determining when the mitigation requirements for the lands have been met.</p> <p>In addition to meeting the requirements detailed above, the following desirable factors shall also be considered when selecting off-site mitigation property(s):</p> <p>1. Lands located between blocks of protected habitat are desirable locations for off-site mitigation, as protecting these areas can</p> | | | | |

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| 2. Lands containing Joshua tree woodland habitat are desirable locations for off-site mitigation, due to the continuing loss and degradation of this resource. | | | | |
| 3. Lands containing Junipers are also desirable locations for off-site mitigation, due to the nesting habitat they may provide for some special-status bird species. | | | | |
| 4. Lands containing important landscape features, sensitive habitats, or listed species are desirable locations for off-site mitigation, due to the sensitivity of these resources and the general understanding that such elements are indicative of high biological value. | | | | |

MM 5.7.3: Biological Restrictions on Dust Suppression. Where construction activities are proposed within 100 feet of mapped Joshua tree woodland vegetation or the Joshua tree recruitment area, a screening fence (i.e., a 6-foot-high chain link fence with green fabric up to a height of 5 feet) shall be installed to protect locations where these sensitive resources may be present to the satisfaction of LACDRP. In addition, dust abatement within 100 feet of these areas shall be achieved by water or by chemical dust suppression if authorized by the County and CDFG.

MM 5.7.4: Nesting Bird Surveys Prior to Mowing. Should mowing for vegetation management purposes occur during the nesting/breeding season of native bird species potentially nesting on the site (typically February through August in the Project region, or as determined by a qualified biologist), the Applicant shall have weekly

| Site Inspection | Conduct weekly nesting bird surveys during nesting/breeding season | Prior to mowing activities during nesting/breeding season | Applicant/Qualified Biologist | LACDRP CDFG |
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| Install screening fence and Maintain log demonstrating compliance and | | | | |
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| <p>nesting bird surveys conducted. These surveys shall be conducted by a qualified biologist, shall commence within 30 days prior to any mowing, and shall be conducted to determine whether any active nests of special-status bird species, or of any bird species protected by the Migratory Bird Treaty Act or the California Fish and Game Code, are present in the disturbance zone or within 300 feet (500 feet for raptors) of the area to be disturbed. The surveys shall occur on a weekly basis, with the last survey being conducted no more than seven days prior to initiation of mowing activities. If mowing is delayed, then additional surveys shall be conducted such that no more than seven days would have elapsed between the survey and mowing. The Applicant or Manager shall provide the biologist with plans detailing the extent of proposed mowing prior to the survey effort.</p> | <p>Approval and approval of survey reports</p> | | | |

If active nests are found, mowing within 300 feet (500 feet for raptors) of the nest shall be postponed or halted, at the discretion of the biologist, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. Limits of mowing to avoid an active nest shall be established in the field with highly visible construction fencing, and solar plant personnel shall be instructed on the sensitivity of nest areas. The results of the surveys, including graphics showing the locations of any nests detected, and any avoidance measures implemented, shall be submitted to the LACDRP and CDFG within 14 days of completion of the surveys to document compliance with applicable state and federal laws pertaining to the protection of native birds. Nesting bird surveys shall be conducted in each of the first five years after Project development. At the end of this period, the results

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| of the first five years of surveys shall be submitted to the LACDRP and CDFG. After submittal of the first five-year survey results, the County of Los Angeles, under consultation with CDFG, shall determine whether or not the nesting bird surveys shall continue. | | | | |
| MM 5.7-5: Biological Monitor. Prior to grading, a qualified biologist shall be retained by the Applicant as the biological monitor subject to the approval of the County of Los Angeles. The biological monitor shall ensure that impacts to biological resources are avoided or minimized to the fullest extent possible. During earth moving activities, the biological monitor shall be present to relocate any vertebrate species that may come into harm's way to undisturbed areas of suitable habitat using appropriate methods that would not injure the wildlife. The biological monitor shall have the authority to stop specific grading or construction activities if violations of mitigation measures or any local, state, or federal laws are suspected. | Biological monitoring and Maintain log demonstrating compliance | During construction | Applicant/Qualified Biologist | LACDRP |
| MM 5.7-6: Worker Environmental Education Program. A Worker Environmental Education Program shall be developed for construction crews by a qualified biologist(s) provided by the Applicant. Training materials and briefings shall include but not be limited to: discussion of the value and identification of special-status species, including the burrowing owl and desert tortoise, review of sensitive species likely to occur within the construction area, the Migratory Bird Treaty Act and the consequences of non-compliance with this act, a contact person in the event of the discovery of dead or injured wildlife, and a review of mitigation requirements. The training sessions shall be conducted by a qualified biologist or other individual approved by the biologist. Maps showing the location of special-status wildlife or other construction limitations shall be provided to the environmental monitors and | Administer Worker Environmental Education Program and Maintain log demonstrating compliance | Prior to and ongoing during construction activities (as needed for new construction workers) | Applicant/Qualified Biologist/Construction Manager | LACDRP |

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construction crews prior to construction activities. As part of the environmental training, Managers and heavy equipment operators shall be provided with photographs or illustrations of expected special-status wildlife species so they will be able to identify them, and avoid harming them during construction.

MM 5.7.7: Blainville's Horned Lizard Capture and Relocation. Prior to the initiation of ground clearing activities, capture and relocation efforts shall be conducted for the Blainville's horned lizard to the satisfaction of LACDRP. Trapping shall be conducted by a County-approved biologist possessing proper scientific collection and handling permits, and shall include the following steps:

- Prior to initiating the capture and relocation effort, a suitable receptor location shall be identified to receive relocated horned lizards. The receptor locations shall contain suitable habitat for this species, including open, shrub-dominated vegetation. The 45-acre avoidance area near the southern edge of the Project site likely constitutes a suitable on-site receptor location.
- The capture and relocation effort shall take place during the active season (April through October) preceding commencement of ground disturbance activities, when lizards are most likely to be active. Surveys shall be conducted when air temperatures immediately above the ground surface is between 70°F (21°C) and 102°F (39°C). All areas proposed for temporary or permanent ground disturbance shall be surveyed for the Blainville's horned lizard.
- Surveys shall be conducted by placing coverboards on the ground 4 to 6 weeks in advance of the survey effort, and

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| Perform capture and relocation efforts and | Prior to ground clearing activities | Applicant/County-Approved Biologist | LACDRP |
| Maintain log demonstrating compliance | | | |

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- checking the area under the coverboards for horned lizards on a weekly basis. Coverboards can consist of untreated lumber, sheet metal, corrugated steel, or other flat material. Captured lizards shall be placed immediately into containers containing sand or moist paper towels and released in designated receptor locations no more than three hours after capture.
- If the biologist believes there is high potential for previously relocated lizards to return to the impact sites following relocation, silt fence shall be installed to prevent relocated individuals from reoccupying areas proposed for disturbance.

MM 5.7.8: Pre-construction Nesting Bird Surveys. Within 30 days prior to vegetation clearing or ground disturbance associated with construction or grading that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically February through August in the project region, or as determined by a qualified biologist), the Applicant shall have weekly surveys conducted by a qualified biologist to determine if active nests of special-status bird species, or of any bird species protected by the Migratory Bird Treaty Act or the California Fish and Game Code, are present in the disturbance zone or within 300 feet (500 feet for raptors) of the disturbance zone. The surveys shall occur on a weekly basis, with the last survey being conducted no more than seven days prior to initiation of disturbance work. If ground disturbance activities are delayed, then additional pre-disturbance surveys shall be conducted such that no more than seven days will have elapsed between the survey and ground disturbance activities. The Applicant or Manager shall provide the biologist with plans detailing the extent of proposed ground disturbance prior to the survey effort.

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| Conduct weekly nesting bird surveys during nesting/breeding season and | Nesting bird surveys prior to vegetation clearing or ground disturbance during nesting/breeding season | Applicant/Qualified Biologist | LACORP CDFG |
| Submittal and approval of pre-construction nesting bird survey reports | | | |

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If active nests are found, clearing and construction within 300 feet of the nest (500 feet for raptors) shall be postponed or halted, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. Limits of construction to avoid an active nest shall be established in the field with highly visible construction fencing, and construction personnel shall be instructed on the sensitivity of nest areas. Occupied nests adjacent to the construction site shall also be avoided to ensure nesting success. A qualified biologist shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts on these nests occur. The results of the surveys, including graphics showing the locations of any nests detected, and documentation of any avoidance measures taken, shall be submitted to the LACDRP and CDFG within 14 days of completion of the pre-construction surveys or construction monitoring to document compliance with applicable state and federal laws pertaining to the protection of native birds.

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| MM 5.7.9: Pre-Construction Wintering Burrowing Owl Surveys. If construction or site preparation activities are scheduled during the non-nesting season of the burrowing owl (typically September through January), the Applicant shall retain a qualified biologist to conduct wintering burrowing owl surveys within the area to be disturbed. The survey shall be conducted no more than 21 days prior to commencement of construction activities in the area. During the construction period, the results of the surveys, including graphics showing the locations of any active burrows detected and any avoidance measures required, shall be submitted to the LACDRP and | Submittal and approval of pre-construction wintering burrowing owl survey report(s) during non-nesting season and Submittal and | Prior to and during construction | Applicant/Qualified Biologist LACDRP CDFG |

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CDFG on a monthly basis. If active burrows are detected, the required avoidance measures shall conform to the following:

- If burrowing owls are observed using burrows during the non-breeding season, occupied burrows shall be left undisturbed, and no construction activity shall take place within 300 feet of the burrow where feasible (see below).
- If disturbance of owls and owl burrows is unavoidable, owls shall be excluded from all active burrows through the use of exclusion devices placed in occupied burrows in accordance with CDFG protocols (CDFG 1995). Specifically, exclusion devices, utilizing one-way doors, shall be installed in the entrance of all active burrows. The devices shall be left in the burrows for at least 48 hours to ensure that all owls have been excluded from the burrows. Each of the burrows shall then be excavated by hand and refilled to prevent reoccupation. Exclusion shall continue until the owls have been successfully excluded from the disturbance area, as determined by a qualified biologist.
- If construction activities must be initiated in any area of the site during the burrowing owl breeding season (typically February through August), pre-construction surveys for burrowing owls shall be conducted. Any active burrowing owl burrows found at this season shall not be disturbed. Construction activities shall not be conducted within 300 feet of an active burrow at this season.

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| approval of pre-construction survey report(s) during burrowing owl breeding season and implement avoidance measures, as applicable | | | |
| Submit and approval of Burrowing Owl | Prior to issuance of Grading permit | Applicant/Qualified Biologist | LACDRP CDFG |

MM 5.7-10: Burrowing Owl Management Plan. Prior to issuance of a grading permit, a habitat management plan for the burrowing owl shall be developed for portions of the site supporting suitable habitat for

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burrowing owl and away from Project facilities and the solar panel arrays. Specifically, this plan shall be developed for implementation in the undeveloped areas surrounding Drainage A and in the southernmost portion of the Project site, near West Avenue E. At a minimum, the plan shall include the following elements:

- If occupied burrows are to be removed, the plan shall contain schematic diagrams of artificial burrow designs and a map of potential artificial burrow locations within Drainage A and Drainage C that would compensate for the burrows removed.
 - A methodology for the eviction and passive relocation of any owls from the Impact area to proactively established artificial burrows.
 - Provisions for vegetation management, specifying the maximum allowable vegetative cover adjacent to established artificial burrows and the methodology to be used in maintaining the appropriate cover.
 - Measures prohibiting the use of rodenticides.
 - The plan shall specify a minimum of 6.5 acres of suitable foraging habitat to be preserved or created through revegetation and restoration practices for every active burrowing owl burrow within the Project site. These mitigation areas shall not be located in areas shaded by the proposed solar arrays, and shall not be subject to vegetation mowing or other fuel management practices. Foraging areas shall be located adjacent to suitable natural or artificial burrow locations.
- The Burrowing Owl Habitat Management Plan may be prepared and presented either as a stand-alone document or as a component of the HEVMP required by Mitigation Measure 5.7.1, and shall be submitted

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 to the LACDRP and CDFG for review and approval prior to issuance
 of a grading permit for the Project.

MM 5.7-11 Facility Lighting: Project facility lighting shall be designed to provide the minimum illumination needed to achieve safety and security objectives. All lighting shall be directed downward and shielded to focus illumination on the desired areas only and avoid light trespass into adjacent areas. Lenses and bulbs shall not extend below the shields. The lighting plan shall be submitted to LACDRP for review and approval.

MM 5.7-12: Desert Kit Fox: To avoid injury or mortality of the desert kit fox, preconstruction surveys shall be conducted for this species concurrent with the pre-construction nesting bird surveys required by Mitigation Measure 5.7-4. A qualified biologist shall perform pre-construction surveys for kit fox dens in the Project site and along the proposed transmission line route, and shall survey all areas where Project facilities, transmission line poles, grading, mowing, equipment access, or other disturbances are proposed. If dens are detected, each den shall be classified as inactive, potentially active, or definitely active. Inactive dens in areas that would be impacted by construction activities shall be excavated by hand and backfilled to prevent reuse by desert kit fox. Active and potentially active dens in areas that would be impacted by construction activities shall be monitored by the biological monitor for three consecutive nights using a tracking medium (such as diatomaceous earth or fire clay) and/or infrared camera stations at the entrance. If no tracks are observed in the tracking medium or no photos of the target species are captured after three nights, the den shall be excavated and backfilled by hand to prevent reuse. If tracks are observed, the den shall be progressively

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| MM 5.7-11 Facility Lighting: Project facility lighting shall be designed to provide the minimum illumination needed to achieve safety and security objectives. All lighting shall be directed downward and shielded to focus illumination on the desired areas only and avoid light trespass into adjacent areas. Lenses and bulbs shall not extend below the shields. The lighting plan shall be submitted to LACDRP for review and approval. | Submit and approval of Facility Lighting Plan and Site Inspection | Prior to issuance of building permit | Applicant | LACDRP LACDRP |
| MM 5.7-12: Desert Kit Fox: To avoid injury or mortality of the desert kit fox, preconstruction surveys shall be conducted for this species concurrent with the pre-construction nesting bird surveys required by Mitigation Measure 5.7-4. A qualified biologist shall perform pre-construction surveys for kit fox dens in the Project site and along the proposed transmission line route, and shall survey all areas where Project facilities, transmission line poles, grading, mowing, equipment access, or other disturbances are proposed. If dens are detected, each den shall be classified as inactive, potentially active, or definitely active. Inactive dens in areas that would be impacted by construction activities shall be excavated by hand and backfilled to prevent reuse by desert kit fox. Active and potentially active dens in areas that would be impacted by construction activities shall be monitored by the biological monitor for three consecutive nights using a tracking medium (such as diatomaceous earth or fire clay) and/or infrared camera stations at the entrance. If no tracks are observed in the tracking medium or no photos of the target species are captured after three nights, the den shall be excavated and backfilled by hand to prevent reuse. If tracks are observed, the den shall be progressively | Submit and approval of Pre-Construction Survey Report(s) | Within 30 days of completion of surveys, and prior to construction (ongoing as construction progresses to new areas) | Applicant/Qualified Biologist | LACDRP CDFG |

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| <p>blocked with natural materials (rocks, dirt, sticks, and vegetation piled in front of the entrance) for the next three to five nights to discourage the kit fox from continuing to use the den. After verification that the den is unoccupied, it shall then be excavated and backfilled by hand to prevent reuse, while ensuring that no kit fox are trapped in the den. The Applicant shall submit a report to the LACDRP and CDFG within 30 days of completion of the kit fox surveys describing the survey methods, results, and details of any dens backfilled or foxes observed.</p> | | | | |
| <p>MM 5.7-13: Pre-construction Desert Tortoise Surveys: Within 30 days prior to construction-related initial ground clearing and/or grading, the Applicant shall retain a qualified biologist to conduct surveys for signs of occupancy by the desert tortoise. Surveys shall be conducted on foot, and intended to detect any live tortoises or their carcasses, burrows, palates, tracks, or scat. Should any desert tortoise sign indicating the presence of desert tortoise be detected, the Applicant shall not proceed with ground clearing and/or grading activities in the area of the find and shall contact the USFWS and CDFG to develop an avoidance strategy.</p> <p>The results of the pre-construction surveys, including graphics showing the locations of any tortoise sign detected, and documentation of any avoidance measures taken, shall be submitted to the USFWS, CDFG, and LACDRP within 14 days of completion of the pre-construction surveys or construction monitoring to document compliance with applicable federal and state laws pertaining to the protection of desert tortoise.</p> | <p>Conduct desert tortoise surveys and Substantial and approval of pre-construction desert tortoise survey results</p> | <p>Within 30 days prior to construction-related ground clearing and/or grading and Within 14 days of completion of pre-construction surveys or construction monitoring</p> | <p>Applicant/Qualified Biologist</p> | <p>LACDRP USFWS CDFG</p> |

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| CULTURAL AND PALEONTOLOGICAL RESOURCES | | | | |
| MM 5.8-1: Avoid Archaeological Sites. Archaeological sites within the proposed Project area shall be avoided and protected from future disturbance or evaluated for significance and mitigated, as appropriate, to the satisfaction of the Los Angeles County Department of Regional Planning (LACDRP). | Maintain log to demonstrate compliance | During construction and operation | Applicant/Construction Manager/Cultural Resources Monitor | LACDRP |
| MM 5.8-2: Phase II Testing/Phase III Data Recovery. Prior to construction, Phase II testing and evaluation shall be conducted at all unavoidable prehistoric archaeological sites in the proposed Project area to determine their significance under Section 15064.5 of CEQA. Sites determined eligible for the California Register of Historic Resources (CRHR) shall either be avoided and protected from future disturbance, or a Phase III data recovery plan shall be prepared and implemented prior to construction to the satisfaction of LACDRP. All archaeological collections, technical reports, and related documentation shall be curated at a curation facility approved by the County of Los Angeles. | Submit and approval of Phase II Report/Phase III Data Recovery Plan, and related documentation, as applicable | Prior to construction | Applicant/Qualified Archaeologist | LACDRP |
| MM 5.8-3: Archaeological Monitoring. Prior to construction, an archaeological monitoring plan shall be prepared and implemented to the satisfaction of LACDRP. A qualified archaeological monitor shall be present during all ground disturbing activities, including vegetation clearing, grubbing, grading, filling, drilling, and trenching. In the event that any prehistoric or historic cultural resources (chipped or ground stone lithics, animal bone, ash, midden soil, structural remains, historic glass or ceramics, etc.) are discovered during the course of construction, all work in the vicinity shall halt, and the archaeologist shall record the resources on the appropriate California Department of | Submit and approval of Archaeological Monitoring Plan and approval of additional Phase II and Phase III technical reports, | Prior to issuance of grading permit and During construction and Following completion of ground-disturbance construction activities | Applicant/Qualified Archaeologist/Cultural Resources Monitor | LACDRP |

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| Parks and Recreation (DPR) 523 Series Forms, evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation, including but not limited to Phase III data recovery and associated documentation to the satisfaction of LAODRP. Such activities may result in the preparation of additional Phase II and Phase III technical reports. After ground-disturbing construction activities have been completed, an archaeological construction monitoring report shall be completed and submitted to the LAODRP. | as applicable and Archaeological monitoring and Submission of Archaeological Construction Monitoring Report | | | |
| MM 5.8-4: Native American Monitor. A Native American monitor (Tataviam/Fernadeno Band of Mission Indians) shall be notified prior to construction and allowed the opportunity to be present during all ground disturbing activities, including vegetation clearing, grubbing, grading, filling, drilling, and trenching. In the event that any sacred site or resource is identified, a Native American monitor shall be retained to divert construction activities to another area of the Project site while a proper plan for avoidance or removal is determined to the satisfaction of the LAODRP. | Notify Native American monitor of construction activities and Maintain log to demonstrate compliance and | Prior to and during construction | Applicant/Construction Manager/Cultural Resources Monitor | LAODRP |
| MM 5.8-5: Human Remains. In the event human remains are encountered, construction in the area of the finding shall cease, and the remains shall stay in situ pending definition of an appropriate plan. The Los Angeles County Coroner (Coroner) shall be contacted to determine the origin of the remains. In the event the remains are Native American in origin, the NAHC shall be contacted to determine | Site inspection Maintain log to demonstrate compliance and | During construction | Applicant/Construction Manager/Cultural Resources Monitor | LAODRP |

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| necessary procedures for protection and preservation of the remains, including reburial, as provided in the State of California Environmental Quality Act (CEQA) Guidelines, Section 15064.5(e), "CEQA and Archaeological Resources," CEQA Technical Advisory Series. | Site inspection | | | |
| MM 5.8-6: Paleontological Resources Protection. In the event paleontological discoveries are encountered by the cultural monitors, all excavation shall cease in the area of the find and a paleontologist shall be retained, who shall devise a plan for recovery in accordance with standards established by the Society of Vertebrate Paleontology. At least one of the on-site cultural monitors during construction shall have familiarity and expertise in paleontological resources and have the ability to recognize significant vertebrate paleontological resources. Any paleontological resources shall be documented and submitted to the Natural History Museum of Los Angeles County, or any other accredited institution (i.e., San Bernardino County Museum, UCLA Dept. of Earth and Space Sciences) that will accept paleontological resources for curation. | Paleontological resources monitoring and | During construction | Applicant/Construction Manager/Cultural Resources Monitor | LACDRP |
| MM 5.8-7: Construction Worker Training. Prior to construction, the qualified archaeological monitor or qualified designee shall conduct a brief educational workshop such that all construction personnel understand monitoring requirements, roles and responsibilities of the monitors, and penalties for unauthorized artifact collecting or intentional disturbance of archaeological resources. The construction worker training shall include an overview of potential cultural and paleontological resources that could be encountered during ground disturbing activities to facilitate worker recognition, avoidance, and subsequent immediate notification to a designated on-site cultural monitor for further evaluation and action, as appropriate. | Implement educational workshop for all construction workers and Maintain log to demonstrate compliance | Prior to and ongoing during construction activities (as needed for new construction workers) | Applicant/Construction Manager/Qualified Archaeological Monitor | LACDRP |

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| AGRICULTURAL RESOURCES | | | | |
| MM 5.9-1: Transmission Line Williamson Act Review (Kern County). Prior to the construction of the proposed transmission line route within any Williamson Act contracted lands in Kern County, the Applicant shall submit a written site description, along with a plot plan of the proposed transmission line route within the contracted land to the Kern County Planning Department for review and approval. | Submittal of documentary demonstration approval from Kern County Planning Department | Prior to construction of transmission line | Applicant | LACDRP KCPD |
| VISUAL QUALITIES | | | | |
| MM 5.10-1: Visual Screening During Construction. Prior to any construction activity within the vicinity of SR-138, temporary screening of construction and staging areas (e.g., via vegetation, or fencing with fabric or slats) shall be installed to minimize visual effects from construction as required by LACDRP. | Install temporary screening, as required and Maintain log to demonstrate compliance and | Prior to construction activities within vicinity of SR-138 | Applicant/Construction Manager | LACDRP |
| MM 5.10-2: Construction Housekeeping. During construction, the development site shall be maintained. The Project facility construction site and off-site transmission line route work areas shall be kept clean of debris, trash, or waste. | Site inspection Maintain development site and | During construction | Applicant/Construction Manager | LACDRP |
| MM 5.10-3: Building and Equipment Paint. All proposed on-site structures and appropriate equipment shall be neutral colors and non- | Site inspection Submittal and approval of building and equipment paint | Prior to issuance of building permit | Applicant | LACDRP |

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| <p>MM 5.10-4: Screening Vegetation Landscaping Plan and Maintenance. Prior to issuance of a grading permit, the Applicant shall submit a landscaping plan for the 10-foot-wide strip of Project screening vegetation proposed along both sides of SR-138, to the LACDRP for review and approval. The Plan shall be certified by a registered landscape architect, and shall identify use of temporary irrigation, and the areas on both sides of SR-138 at the Project site to be planted with Joshua trees and/or other native yucca species, and native shrub species. In compliance with the County Drought-Tolerant Landscaping Ordinance, The landscaping shall be installed within 14 months of the commencement of construction activities. The vegetation shall be maintained via selective thinning and removal of invasive weeds and monitored thereafter to promote successful, long-term establishment of the native vegetation to the satisfaction of LACDRP. The landscaped area shall also be maintained free of trash and debris for the Project lifetime to the satisfaction of LACDRP.</p> | <p>Submittal and approval of Screening Vegetation Landscaping Plan and</p> | <p>Prior to issuance of grading permit and</p> | <p>Applicant/Registered Landscape Architect/ Construction Manager</p> | <p>LACDRP</p> |
| <p>MM 5.10-5: Maintenance of SR-138 Caltrans and County Easements. The areas on both sides of the existing Caltrans right-of-way for SR-138 offered for dedication in fee simple by the Applicant to Caltrans and the irrevocable 10-foot-wide slope easement on both sides of the 200-foot-wide Caltrans right-of-way offered to the County as described in Section 4.2 of this EIR shall be maintained free of trash and debris on an as-needed basis to the satisfaction of LACDRP. The dedicated area for Caltrans shall be maintained by Applicant until such time the deed for the applicable area is transferred to Caltrans, and the slope easement area for the County</p> | <p>Site inspection</p> | <p>During construction and operation</p> | <p>Applicant/Construction Manager</p> | <p>LACDRP</p> |

AUGUST 10

MITIGATION MONITORING AND REPORTING PROGRAM
 PROJECT NO. R2009-02239

| Mitigation Measures | Action Required | Mitigation Timing | Responsible Agency or Party | Monitoring Agency or Party |
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TRAFFIC AND ACCESS

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|--|--|---|---------------------------------------|--|
| <p>MM 5.11-1: Provide Adequate Worksite Traffic Control. Prior to any construction activities and/or issuance of required encroachment permits from Caltrans and Los Angeles and Kern counties, the Applicant shall prepare worksite traffic control plans for review and approval from Caltrans, the LACDPW, and the Kern County Resource Management Agency, Roads Department. The plans shall include: 1) the location and usage of appropriate construction work warning signs that shall be placed in accordance with the California Manual on Uniform Traffic Control Devices (Caltrans 2010); 2) proper merging taper and/or shifting lane schematics; and 3) adequate work area and buffer zone designation as well as proper location and conduct of flagmen and the traffic management supervisor at the installation worksite area. The Project worksite traffic control plans shall be coordinated with driver and worker safety in mind. Where the observed speed limit on affected roadways is 55 MPH or more, the plans shall incorporate and implement the following minimum standard requirements per the Work Area Traffic Control Handbook (WATCH):</p> <ul style="list-style-type: none"> • A Type C flashing arrow pane shall be used for each closed lane. • The minimum height for traffic cones shall be 28 inches. • A minimum of three advance warning signs shall be posted. • Consideration of advanced safety enhancement measures shall be taken into account for workers in the work zones. <p>The above safety and traffic control measures identified in the traffic control plans shall also be implemented at pole installation sites within</p> | <p>Submittal and approval of Worksite Traffic Control Plans and Advance notification of road closures to LACFD and submittal of detour plans</p> | <p>Prior to issuance of grading permit or encroachment permit, where applicable and During construction</p> | <p>Applicant/Construction Manager</p> | <p>LACDRP LACDPW LACFD KCRD</p> |
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AV SOLAR RANCH ONE
 FINAL EIR
Mitigation Monitoring and Reporting Program
 MITIGATION MONITORING AND REPORTING PROGRAM
 PROJECT NO. R2009-02239

| Mitigation Measures | Action Required | Mitigation Timing | Responsible Agency or Party | Monitoring Agency or Party |
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| <p>the public road ROW and/or roadway crossings at a minimum. Additionally, the County, including the LACFD Fire Stations 78, 112, and 140 shall be notified at least three days in advance of any street closures that may affect fire and/or paramedic responses in the area. Applicant shall provide alternate route (detour) plans to the County, including three sets to the LACFD, with a tentative schedule of planned closures, prior to the beginning of construction.</p> | | | | |
| <p>MM 5.11-2: Document Pre-and Post-Project Construction Pavement Condition of 170th Street West and Pay Fair Share. Prior to issuance of a grading permit, Applicant shall document and submit all required information and/or material pertaining to the pavement conditions of 170th Street West including the formula for calculating the Project's fair share of any repair and/or reconstruction of 170th Street West to the satisfaction of the LACDPW. Applicant shall reimburse the County of Los Angeles for the cost of any repairs and/or reconstruction of 170th Street West attributable to the Project as agreed to by the LACDPW. The timing of any necessary repairs and/or reconstruction of 170th Street West and the required payment by Applicant shall be determined by LACDPW.</p> | <p>Submittal and approval of Pre-Construction Pavement Condition documentation and the Project's fair share formula and</p> | <p>Prior to issuance of grading permit and following construction</p> | <p>Applicant/Construction Manager</p> | <p>LACDPW</p> |
| <p>MM 5.11-3: Limit 50 Percent of Truck Deliveries to Off-Peak Hours. During the construction phase of the Project, Applicant/EPC contractor shall require equipment and materials suppliers using trucks to make deliveries to the Project site such that at least 50</p> | <p>Payment of fair share and</p> | <p>During construction</p> | <p>Applicant/Construction Manager</p> | <p>LACDRP</p> |

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| percent of associated truck traffic occurs during off-peak hours. | | | | |
| ENVIRONMENTAL SAFETY | | | | |

MM 5.15-1: Additional assessment, and possibly remediation, of potentially contaminated soils on the Project site. Prior to the issuance of a grading permit, the Applicant shall obtain a site closure letter from the Los Angeles County Fire Department, Health Hazardous Materials Division. The Applicant shall conduct additional site assessment or remediation activities as required by and to the satisfaction of the Voluntary Oversight Program of the CUPA (Los Angeles County Fire Department, Health Hazardous Materials Division).

| | | | |
|--|-------------------------------------|-----------|------------------------|
| Perform necessary assessment and remediation, as applicable, and obtain Site Closure letter from LACFD | Prior to issuance of grading permit | Applicant | LACDRP LACFD (CUPA) |
|--|-------------------------------------|-----------|------------------------|

Additional assessment and/or remediation may include the following:

- 1) Preparation of applicable Phase II Environmental Site Assessment Work Plans that describe the proposed approach and methods to be used in characterizing shallow soils. The Work Plans shall include the proposed sampling locations, sample collection procedures, analytical methods, quality control measures, and a site-specific health and safety plan. The Phase II ESA(s) shall be submitted to the CUPA for regulatory review and approval.
 - 2) Implementation of the Phase II ESA Work Plan(s) with CUPA oversight.
- As necessary, Site Remediation Action Plans shall be developed. Upon CUPA concurrence with the recommendations presented in the Phase II ESA(s), remedial action plans shall be prepared for submittal to the CUPA. The remedial action plans shall include the following:
- 1) Remediation goals and cleanup criteria.

COUNTY OF LOS ANGELES PROJECT NO. R2009-02239
 SCH NO. 2009041145

AV SOLAR RANCH ONE
 FINAL EIR
Mitigation Monitoring and Reporting Program

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|---|---|--|---------------------------------------|----------------------------|
| <p>2) Evaluation of corrective action alternatives that compares the effectiveness, feasibility, and cost benefit of each alternative. The remedial action plans shall take into account existing and proposed uses of the Project area.</p> <p>3) Identification of the preferred alternative with consideration of protection of resources within the Project area.</p> <p>4) A detailed description of the access points and haul-out routes for remedial activities; remediation methods and procedures; mitigation of dust; minimization or avoidance of disturbance to sensitive ecosystems; and verification soil sampling and analysis. Included in the discussion shall be information on disposal sites, transport and disposal methods, as well as recordkeeping methods for documenting remediation, regulatory compliance, and health and safety programs for on-site workers.</p> | <p>Submittal and approval of Soil Management Plan and Monitor soil conditions encountered</p> | <p>Prior to issuance of grading permit for the transmission line and During construction</p> | <p>Applicant/Construction Manager</p> | <p>LACFD (CUPA)</p> |
| <p>MIM 5.15-2: A Soil Management Plan for Transmission Line Construction. Prior to issuance of a grading permit, a soil management plan shall be submitted to the CUPA for review and approval. The plan shall include practices that are consistent with the California Title 8, Occupational Safety and Health Administration (Cal-OSHA) regulations, as well as CUPA remediation standards that are protective of the planned use. Appropriately trained construction personnel shall be present during site preparation, grading, and related earthwork activities (e.g., augering) to monitor soil conditions encountered. In order to confirm the absence or presence of hazardous substances associated with former land use, a sampling strategy may be implemented. The sampling strategy shall include procedures regarding logging/sampling and laboratory analyses. The Soil Management Plan shall outline guidelines for the following:</p> | | | | |

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- Identifying impacted soil
- Assessing impacted soil
- Soil excavation
- Impacted soil storage
- Verification sampling
- Impacted soil characterization and disposal

MM-5.15-3: The historic oil well that requires abandonment or re-abandonment shall be abandoned to current standards. Prior to issuance of a grading permit, an investigation into the location of the historic oil well, reportedly located on the proposed Project site shall be conducted. If the well is determined to be located on the Project site, the well shall be inspected. If the well was not abandoned properly, as determined by the California Division of Oil, Gas, and Geothermal Resources (DOGGR), the well shall be re-abandoned to the satisfaction of DOGGR. The Project development plans shall comply with the required setbacks from oil and gas wells as determined by DOGGR and the County of Los Angeles.

| | | | |
|--|-------------------------------------|--------------------------------|-------|
| Investigation of historic oil well and | Prior to issuance of grading permit | Applicant/Construction Manager | DOGGR |
| If well is determined to be present on the Project site, obtain determination from DOGGR that historic well was properly abandoned or re-abandon the well to the satisfaction of DOGGR | | | |

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| MM-5.15-4: Demolition Hazardous Building Materials Assessment and Management Plan. Prior to the commencement of any demolition activity on the Project site, the demolition Manager shall prepare a written Demolition Hazardous Building Materials Assessment and Management Program for review and approval by the CUPA, and/or other appropriate regulatory agency. The Demolition Hazardous Building Materials Management Program shall | Submittal and approval of Demolition Hazardous Building Materials Assessment and Management | Prior to commencement of any demolition activity | Applicant/Demolition Manager | LACFD (CUPA) AVACMD |
|---|---|--|------------------------------|------------------------|

AV SOLAR RANCH ONE
 FINAL EIR
Mitigation Monitoring and Reporting Program
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Mitigation Measures

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|---|---|-----------------------------|----------------------------|
| <p>Include an assessment for lead-based paint (LBP) and asbestos-containing material (ACM) as identified in the URS pre-demolition survey report (URS 2010), and the following plans shall be prepared:</p> <ul style="list-style-type: none"> • Lead-based Paint Abatement and Management Plan. A LBP Abatement Plan shall be prepared and implemented by a qualified Manager. Elements of the plan shall include the following: <ul style="list-style-type: none"> ▪ Containment of all work areas to prohibit off-site migration of paint chip debris. ▪ Removal or encapsulation of all peeling and stratified LBP on building surfaces and on non-building surfaces to the degree necessary to properly complete demolition activities per the recommendations of the survey. The demolition Manager shall properly contain and dispose of intact LBP on all equipment to be cut and/or removed during demolition. ▪ Providing on-site air monitoring during all abatement activities and perimeter monitoring to ensure no contamination of work of adjacent areas. ▪ Cleanup and/or HEPA vacuum paint chips. ▪ Collection, segregation, and profiling waste for disposal determination. ▪ Post-demolition testing of soil to assure that soil at the site is not contaminated by LBP. ▪ Providing for appropriate disposal of all waste. • Asbestos-containing Materials Abatement and Management Plan. Prior to demolition work that shall disturb identified ACMs, an ACM Abatement and Management Plan shall be prepared. | <p>Program and Notification of demolition activities to AVAQMD and Maintain log to demonstrate compliance</p> | | |

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|--|-----------------|-------------------|-----------------------------|----------------------------|
| Asbestos abatement shall be conducted during demolition activities, consistent with OSHA and air quality regulations. The Management plan shall include detailed information regarding ACM classification, ACM hazard assessment (the possibility of fiber release from ACM is based on the materials condition, such as friability), ACM inventory information, training and qualification for workers, demolition handling procedures, waste management and disposal procedures, and emergency response procedures (in case of a release of friable materials) licensed asbestos abatement removal Manager shall remove the ACMs under the oversight of a California Certified Asbestos Consultant. All identified ACMs shall be removed and appropriately disposed of by a state-certified asbestos Manager. The proposed Project shall include notification of demolition activities to the Antelope Valley Air Quality Management District. | | | | |

LAND USE

| Mitigation Measure 5.16-1: Tree Planting Modification. Prior to issuance of a grading permit, the applicant shall obtain authorization to modify the tree planting requirements of the Green Building Ordinance from the Director of Public Works and shall comply with all considerations and other terms of the Green Building Ordinance requirements to the satisfaction of the Director of Public Works (see Sections 22.52.2130 C.5 and Section 22.52.2150 of the County Code). | Obtain authorization to modify the tree planting requirements of the Green Building Ordinance | Prior to issuance of grading permit | Applicant | LACDPW |
|--|---|-------------------------------------|-----------|--------|
| | | | | |

NOISE

| MM 5.18-1: Pile Driver Orientation. In order to reduce the noise levels generated by the vibratory pile driver and comply with all | Maintain log demonstrating | During construction | Applicant/Construction Manager | LACDRP |
|--|----------------------------|---------------------|--------------------------------|--------|
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AV SOLAR RANCH ONE
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Mitigation Measures

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|--|-----------------|---------------------|--------------------------------|----------------------------|
| applicable Los Angeles County noise standards, the pile driver shall be oriented such that the rear of the pile driver faces toward the noise-sensitive receptors when the vibratory pile driver is being utilized within 3,000 feet of the receptors. | compliance and | | | |
| MM 5.18-2: Construction Equipment Use of Mufflers. Construction equipment and vehicles shall be fitted with efficient and well-maintained mufflers to reduce noise emission levels. In addition, the Project construction equipment and vehicles shall be maintained according to the manufacturers' instructions and recommendations. | Site inspection | During construction | Applicant/Construction Manager | LACDRP |

MITIGATION COMPLIANCE

As a means of ensuring compliance of the above mitigation measures, the Applicant and/or subsequent owner(s) are responsible for submitting an annual mitigation compliance report to the LACDRP for review, and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.

¹ List of Acronyms:

| | | | | | |
|---------|---|----------|--|-------|---|
| ACM | Asbestos-containing material | Cal-OSHA | California Occupational Safety and Health Administration | CRHR | California Register of Historic Resources |
| AQCM | Air quality construction mitigation manager | Caltrans | California Department of Transportation | CUPA | Certified Unified Program Agency |
| ATCM | Airborne toxic control measure | CARB | California Air Resources Board | DEIR | Draft Environmental Impact Report |
| AVAQMD | Antelope Valley Air Quality Management District | CBC | California Building Code | DOGGR | California Division of Oil, Gas, and Geothermal Resources |
| BLM | Bureau of Land Management | CCR | California Code of Regulations | DPR | Department of Parks and Recreation |
| Cal/IPC | California Invasive Plant Council | CDFG | California Department of Fish and Game | EIR | Environmental Impact Report |
| | | CEQA | California Environmental Quality Act | | |

| Submittal of annual mitigation compliance report and | Annually until such time as all mitigation measures have been implemented and | Project Applicant and Subsequent Owner(s) | LACDRP |
|--|---|---|--------|
| Replenishing mitigation monitoring account | completed | | |

MITIGATION MONITORING AND REPORTING PROGRAM
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| Agency | Agency | Agency | Agency |
|--------|---|--------|---|
| EPC | Engineering, procurement, and construction | LACDPW | Los Angeles County Department of Public Works |
| ESA | Environmental Site Assessment | LACORP | Los Angeles County Department of Regional Planning |
| FEMA | Federal Emergency Management Agency | LACFD | Los Angeles County Fire Department |
| FDECP | Fugitive dust emission control plan | LBP | Lead-based paint |
| HEPA | high efficiency particulate air | LRWQCB | Los Angeles Regional Water Quality Control Board |
| HEWMP | Habitat enhancement and vegetation management plan | mph | Miles per hour |
| hp | Horsepower | MM | Mitigation Measure |
| KCPD | Kern County Planning Department | MW | Megawatt |
| KCRD | Kern County Roads Department | NAHC | Native American Heritage Commission |
| KV | Kilovolts (unit of electrical potential) | NIOSH | National Institute for Occupational Safety and Health |
| LACDPH | Los Angeles County Department of Health Services, Public Health | NOx | Oxides of Nitrogen |
| | | NPDES | National Pollutant Discharge Elimination System |
| | | OSHA | Occupational Safety and Health Administration |
| | | OWTS | On-site Wastewater Treatment System |
| | | PM | Particulate Matter |
| | | RWQCB | Regional Water Quality Control Board |
| | | SEA | Significant ecological area |
| | | SR | State Route |
| | | UCLA | University of California Los Angeles |
| | | USEPA | United States Environmental Protection Agency |
| | | USFWS | United States Fish and Wildlife Service |
| | | WATCH | Work Area Traffic Control Handbook (Caltrans) |

2 The proposed Project consists of the approximately 2,100-acre solar facility site and the off-site 230-kV transmission line in northern Los Angeles County and southern Kern County.



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: September 2, 2010

TO: Department of Regional Planning
Permits and Variances

PROJECT #: R2009-02239 (CUP T200900026)

LOCATION: AV Solar Ranch One - North and South of SR 138 between 155th St. W. and 180th St. W., Antelope Valley

- Comments: THIS PROJECT IS CLEARED BY THE FIRE DEPARTMENT FOR PUBLIC HEARING.
- Water: THE FOLLOWING ITEMS SHALL BE PROVIDED DURING THE BUILDING PLAN CHECK PHASE AND APPROVED BY THE FIRE PREVENTION ENGINEERING SECTION:
1. Water storage requirements for the Operations & Maintenance Building shall be determined in accordance with NFPA 13 and NFPA 1142. The higher yield of water shall be provided in a water storage tank with a draft fire hydrant near the entrance to the facility (10,000 gallon minimum).
 2. An additional water storage tank (10,000 gallon minimum) shall be provided to serve the south quadrant of the project and shall be located near the entrance from 170th Street West. Said tank shall include a draft fire hydrant.
- Access: THE FOLLOWING ITEMS SHALL BE PROVIDED DURING THE BUILDING PLAN CHECK PHASE AND APPROVED BY THE FIRE PREVENTION ENGINEERING SECTION:
1. Paved fire apparatus access as depicted on the plan labeled "Operations & Maintenance Facility Area" is adequate. Said plan is dated 05-05-2010, and is on file in the LDU office.
 2. All weather fire apparatus access to the solar array field and equipment as depicted on the plan labeled "Solar Field Detail" is adequate. Said plan is dated 05-05-2010, and is on file in the LDU office.
- Special Requirements: 1. The plan labeled "Vegetation Management and Fire Control" is adequate. Said plan is dated 05-05-2010, and is on file in the LDU office.
2. Provide perimeter fencing around entire project to prevent debris collection underneath solar panels.
 3. Provide electrical disconnects in accordance with any State of California photovoltaic guidelines and requirements prior to issuance of a building permit.
 4. This project shall comply with LACoFD "Regulation 27 - Requirements for Building Construction and Land Use Within or Adjacent to High Voltage Transmission Lines".
 5. All fire access gates shall comply with LACoFD "Regulation 5 - Limited Access Devices and Systems".

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243

Inspector: **SCOTT JAEGGI**

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

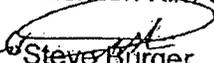
ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

June 30, 2010

IN REPLY PLEASE
REFER TO FILE: LD-1

TO: Mark Child, AICP
Zoning Permits I Section
Department of Regional Planning

Attention Kim Szalay

FROM:  Steve Burger
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. RCUP 200900026
ANTELOPE VALLEY SOLAR RANCH ONE
PROJECT NO. R2009-02239
UNINCORPORATED COUNTY AREA OF ANTELOPE VALLEY

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

This supersedes our June 15, 2010. We reviewed the revised site plan for the Solar Ranch One project. The project proposes a 230-megawatt, solar-electric, power-generation facility. The project components consist of photovoltaic panel arrays with electrical distribution equipment, an on-site substation, a 20,000-square-foot operation building, and approximately 3.5 miles of off-site transmission lines.

Upon approval of the site plan, we recommend the following conditions:

1. Water

- 1.1 The proposed project is not within the service area of a water utility. The applicant must provide an adequate sustainable supply of potable water from an approved source to the satisfaction of the County of Los Angeles Department of Public Health. Please contact the Public Health at (626) 430-5380 for water availability approval.

- 1.2 A water system maintained by the property owner, with appurtenant facilities to serve all buildings in the project, must be provided. If required, the system must include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

For questions regarding the water requirements, please contact Tony Khalkhali at (626) 458-4921 or by e-mail at tkhalkh@dpw.lacounty.gov.

2 Grading

- 2.1 Obtain all applicable jurisdictional permits. These agencies may include, but may not be limited to, the State of California Regional Water Quality Control Board; State of California Department of Fish and Game; State of California Department of Conservation; Division of Oil, Gas, and Geothermal Resources; and U.S. Army Corps of Engineers.
- 2.2 Submit a grading plan to Public Works' Land Development Division for review and approval.
- 2.3 Acknowledgement and/or approval from all easement holders may be required.
- 2.4 Provide Public Works' Geotechnical and Materials Engineering Division's approval of the grading plan.
- 2.5 Covenants for off-site grading may be required to the satisfaction of Public Works.

For questions regarding the grading requirements, please contact Sam Richards at (626) 458-4921 or by e-mail at srich@dpw.lacounty.gov.

3. Road Improvements

- 3.1 Construction within road right of way and private and future streets shall not occur unless a permit is obtained from Public Works for the proposed work or until Tentative Tract No. 71035 has recorded and eliminated the right of way easements.

- 3.2 Dedicate or offer right of way (minimum of 100 feet from centerline) and slope/drainage easements on Avenue D (State Route 138) to the satisfaction of Caltrans and Public Works. Additional right of way may be required for future grade separation at the intersection of Avenue D and 170th Street West to the satisfaction of Caltrans and Public Works.
- 3.3 Make an offer of private and future right of way, 32 feet from centerline, on Avenue C, Avenue C-8, 155th Street West, and 160th Street West between Avenue C-8, Avenue D, 170th Street West, 175th Street West, and 180th Street West along the project frontage.
- 3.4 Dedicate or offer right of way for a standard knuckle at the intersection of 160th Street West and Avenue C-8 and at 175th Street West and Avenue C to the satisfaction of Public Works.
- 3.5 Dedicate or offer slope, drainage, and maintenance easements along the property frontage on 155th Street West, 160th Street West, 170th Street West, 175th Street West, 180th Street West, Avenue B-8, Avenue C, Avenue C-8, and Avenue D to the satisfaction of Public Works.
- 3.6 Provide a property line return radii of 13 feet at all local street intersections and 27 feet at the intersection of local streets with planned highways (those streets identify on the County Highway Plan), where all planned highways intersect, or where one of the roads serves a commercial or industrial development. Provide additional right of way for corner cut-off to meet current Americans with Disabilities Act guidelines to the satisfaction of Public Works.
- 3.7 Secure any related permits for any work within Caltrans' right of way.
- 3.8 Construct rural secondary highway improvements along the property frontage on 170th Street West, including any required transition paving, to the satisfaction of Public Works.
- 3.9 Provide a full scale (40:1) signing and striping plan for 170th Street West in the vicinity of the project to the satisfaction of Public Works.
- 3.10 Obtain an encroachment permit, or establish a franchise agreement, for any work within the road right of way from Public Works' Construction Division, Subdivision and Permit Section.

- 3.11 Acquire street plan approval or direct check status before obtaining grading or drainage permit.
- 3.12 Execute an Agreement to Improve for the street improvements prior to the issuance of a building or grading permit.

For questions regarding the road requirements, please contact Sam Richards at (626) 458-4921 or by e-mail at srich@dpw.lacounty.gov.

4. Building and Safety

- 4.1 Submit plans and specifications to meet current, applicable, codes and standards for structures, mechanical, plumbing, and electrical.
- 4.2 All electrical installations shall comply with the following criteria:
 - The portion of the project associated with power generation and transmission shall be designed in accordance with the National Electric Safety Code or in accordance with other standards or regulations acceptable to the building official.
 - The nonpower generation and transmission portion of the project shall be designed in accordance with the National Electric Code or in accordance with other standards or regulations acceptable to the building official.
- 4.3 Comply with fire, life safety, structural, and Americans with Disabilities Act guidelines per the current building codes as needed.
- 4.4 The proposed building must have a restroom for employees.
- 4.5 All foundations must be engineered to comply with existing soil conditions.
- 4.6 Comply with the "Agency Referral List," which will include Health, Fire, and other applicable agencies.

For questions regarding the building and safety requirements, please contact Francis Dominguez at (661) 723-4440 or by e-mail at fdominqu@dpw.lacounty.gov.

5. Drainage

- 5.1 Comply with the requirements of the drainage concept/hydrology study/ Standard Urban Stormwater Mitigation Plan/Low-Impact Development Plan, which was conceptually approved on January 27, 2010, to the satisfaction of Public Works.
- 5.2 If the solar panel foundation designs differ significantly from the design in the approved drainage concept, a revised drainage concept may be required to show that there are no additional impacts from the new foundation design (to the satisfaction of Public Works).

For questions regarding the drainage requirements, please contact Christopher Sheppard at (626) 458-4921 or by e-mail at cshppard@dpw.lacounty.gov.

6. Green Building (Tree Planting)

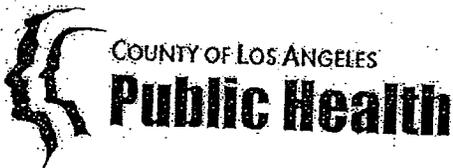
- 6.1 Due to the unique nature of this project and practical difficulties implementing the tree planting required by Section 22.52.2130.C.5 (Green Building Ordinance), the Director of Public Works grants a modification to those requirements per Section 22.52.2150 of the County Code. As one of the requirements of the modification, prior to construction, the developer shall deposit a sum of \$15,000 to the County of Los Angeles for maintenance and enhancement of existing trees in the Antelope Valley. The money shall be deposited into appropriate accounts to Public Works' satisfaction. At Public Works' discretion, the moneys may be allocated to Public Works for street tree maintenance, to the Department of Parks and Recreation for maintenance and enhancement of trees on County parkland, or to both agencies.

For questions regarding the green building requirements, please contact Steve Burger at (626) 458-4943 or by e-mail at sburger@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Ruben Cruz at (626) 458-4910 or by e-mail at rcruz@dpw.lacounty.gov.

RC:ca

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COUNTY OF LOS ANGELES

Public Health

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Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

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February 16, 2010

Kimi K. Szalay, AICP
Principal Regional Planning Assistant
Special Projects Section
County of Los Angeles
Department of Regional Planning
320 West Temple St.
Los Angeles, CA 90012

**SUBJECT: A-V SOLAR RANCH ONE PROJECT
COUNTY PROJECT NO. R2009-02239, CUP NO. 200900126
16500 WEST AVENUE D, LANCASTER, CA 93536**

- Environmental Health recommends approval of this CUP.
- Environmental Health does NOT recommend approval of this CUP.

This is in response to your request for comments regarding a Conditional Use Permit (CUP) for the project identified above. The Department has reviewed the information provided and has no objection to the approval of this CUP provided that the applicant meets the following conditions:

Potable Water Supply

1. Documentation of an approved water source is required prior to construction / installation of any onsite wastewater treatment system (OWTS). Domestic water supply is proposed to be supplied by the construction of a new well adjacent to the existing irrigation well or in the vicinity of the O&M building. Prior to issuance of any building permits, the applicant shall construct a new well meeting the requirements of Title 11 of the Los Angeles County Code and the California Well Standards. A well drilling permit must be obtained from this Department prior to drilling/construction of the new well. The water supply must meet the requirements of the California Health and Safety Code, Title 22 of the California Code of Regulations, and Title 11 of the Los Angeles County Code.

Kim Szalay
February 16, 2010
Page 2

2. The Department has no records indicating that the existing wells on the Project Site were constructed under permit from this Department and are in conformance with the requirements of the California Well Standards. Therefore, the Department will not approve the use of the existing wells for domestic purposes unless the wells have been brought into compliance with the California Well Standards and the standards of Environmental Health. This includes laboratory analysis of the well water for conformance with chemical and bacteriological requirements of the State Drinking Water Standards, as provided in Title 22 of the California Code of Regulations.

For questions regarding potable water requirements, please contact Richard Lavin, Chief, Drinking Water Program, at (626) 430-5370.

Wastewater Disposal

1. Prior to construction / installation of any onsite wastewater treatment system (OWTS), a complete feasibility report shall be submitted to this Department for review and approval. The feasibility report shall be prepared in conformance with the requirements outlined in the Department's guidelines, "Onsite Wastewater Treatment System (OWTS) Guidelines," which was revised in September 2009.
2. If a public sewer connection is available within 200 feet of any part of the proposed O&M building or exterior drainage, all future sewage drainage and piping shall be connected to such public sewer.
3. In the event that the requirements of the Plumbing Code cannot be met on the project Site, due to future grading or for any other reason, the Department will not recommend issuance of any building permits on this site.
4. The applicant is required to contact the Regional Water Quality Control Board to obtain any necessary authorization to proceed with this project.

For questions regarding OWTS requirements, please contact Patrick Nejadian, Chief, Land Use Program, at (626) 430-5380.

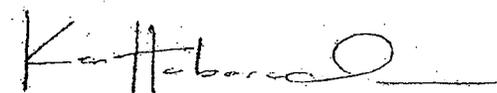
Noise

1. Comply with all applicable requirements of the Los Angeles County Noise Control Ordinance as found in Title 12, Chapter 12.08 of the Los Angeles County Code.
2. Comply with mitigation measures listed in the Final Environmental Impact Report with regard to minimizing construction related noise.

For questions regarding noise control requirements, please contact Cole Landowski, Head, Environmental Hygiene, at (626) 430-5440.

If you have any other questions or require additional information, please contact me at (626) 430-5262.

Sincerely,



Ken Habaradas, MS, REHS
Bureau of Environmental Protection